

Payne & Co.



34 Beadles Lane

Old Oxted RH8 9JJ

Freehold

£620,000

 3  2  null  D



34 Beadles Lane

Old Oxted RH8 9JJ

£620,000



Situation

In a pleasant village setting, Old Oxted is noted for its historic buildings and selection of public houses. Oxted centre offering a wider range of facilities including station, with regular commuter services to Croydon and London, is within one mile. The area is well served by schools for all ages, and local leisure facilities include a cinema, swimming pool and choice of golf courses. Access to the M25 motorway (junction 6) is within 3 miles giving easy access to Gatwick, Heathrow and the Channel Ports.

Location/Directions

Turn into Old Oxted High Street from the A25 and then into Beadles Lane immediately opposite the Old Bell public house. Proceed into Beadles Lane and the property will be found after a short distance on your right hand side.

To Be Sold

Situated in historic Old Oxted is this 3 bedroom stone elevation semi detached home which now requires general modernisation to bring it up to today's expected standards. The property occupies a good size plot with the garden predominantly on 3 sides and offers great potential to extend, subject to the necessary consents.

Entrance Hall

Storage cupboard under stairs and stairs to first floor.

Sitting Room

Low level fitted cupboards, gas fire (not currently working) with brick faced fireplace, outlook over garden.

Dining Room

With outlook over lawned garden.

Kitchen

Wood faced units comprising one and a half bowl single drainer stainless steel sink unit, base drawers and cupboard, matching wall mounted cupboards, integrated double oven, four ring gas hob, space for upright fridge freezer, integrated dishwasher, outlook over garden. Door to;

Side Vestibule

Tiled flooring, stable style door leading to rear garden.

Bathroom

Coloured suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c, pedestal wash basin.

Stairs to First Floor Galleried Landing

Trap to loft.

Bedroom One

Range of fitted bedroom furniture including wardrobe and low level drawers.

Bedroom Two

Built-in shelved cupboard.

Bedroom Three

Partial views of the North Downs.

Shower Room (Internal)

Enclosed shower cubicle, wash hand basin, low suite w.c, tiled walls.

Outside

The garden is on three sides of the property, is of good proportions and a purchaser has an opportunity to utilise the garden by potentially extending the house, subject to the necessary consents. To the front there is off road parking for two vehicles and offers potential to create additional parking if required. There is an area of lawn which has mature boundary privet hedging that provides a high degree of seclusion and to the side of the property there is a large paved patio / courtyard which has two greenhouses as well as a useful garden shed.

Tandridge District Council Tax Band



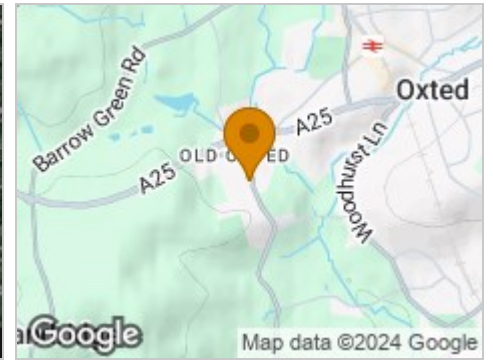
Road Map



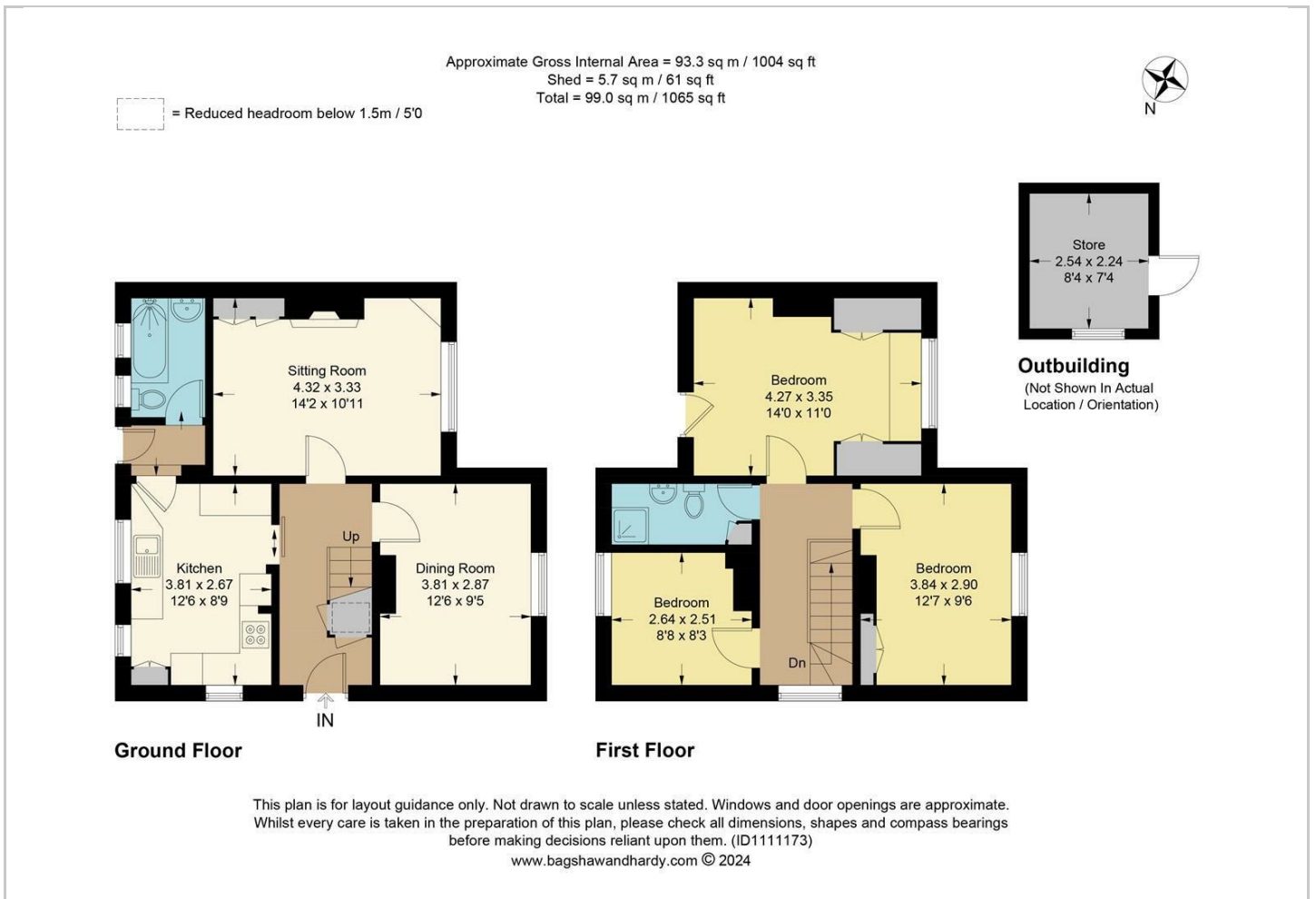
Hybrid Map



Terrain Map



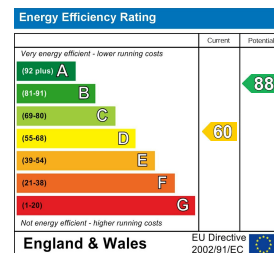
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.