

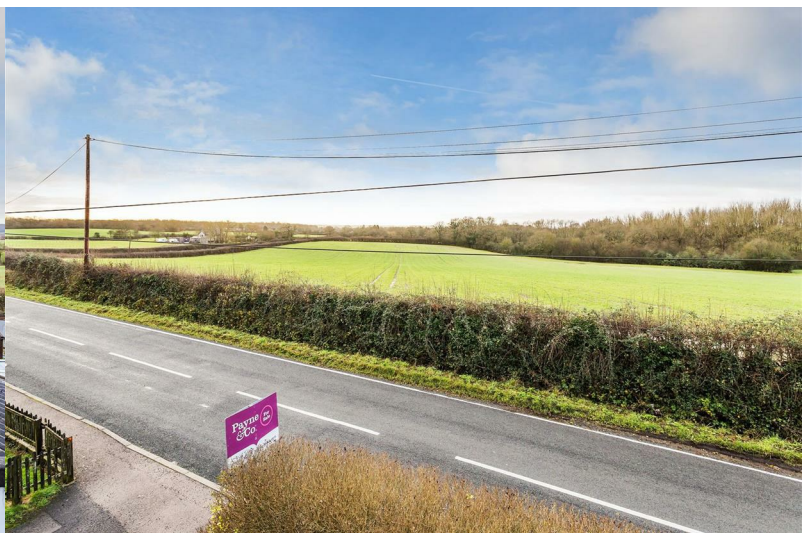


4 Chathill Cottages

Freehold

Miles Lane Tandridge, Oxted RH8 9NR

Guide Price £425,000



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Situation

Located in a rural setting with attractive farmland views to the front and rear. Oxted is approximately 3.5 miles and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location

From Oxted proceed on the A25 towards Godstone and take the left hand turning at the roundabout to Tandridge. Proceed through the village and at the junction turn right. Continue along this road and take the second turning on the right - Miles Lane - and the property will be found after a short distance on the right hand side.

To Be Sold

An attractive semi detached house available with NO ONWARD CHAIN. The property benefits from double glazed windows and oil fired central heating is present, enjoying a good size rear garden and off road parking. The property requires general modernisation and offers potential to extend (STPP).

Front Door

Leading to,

Hallway

Radiator, door to, (stairs to first floor).

Sitting Room

Front aspect double glazed bay window, radiator, open fireplace with tiled hearth and mantel, integral storage, under stair cupboard, door to.

Kitchen/Dining Room

Recently refitted.

Rear Lobby

Door to rear garden, door to.

Cloakroom

Side aspect frost double glazed window, close coupled w.c. quarry tiled flooring.

First Floor Landing

Side aspect double glazed window, integral storage, doors to.

Bedroom

Side aspect double glazed window, radiator.

Bedroom

Front aspect double glazed window, radiator, integral storage, cast iron fireplace (decorative).

Bedroom

Rear aspect double glazed window, radiator, cast iron fireplace (decorative), airing cupboard (slatted shelves and hot water tank).

Tel: 01883 712261

Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled w.c, wash hand basin, bath with integrated Mira shower over and glass shower screen) radiator, ceramic tiled flooring.

Outside

To the front of the property there is off road parking for one car and a single garage.

To the rear of the property there is a blocked paved patio to the side of which is the oil storage tank, the majority and the remainder of the rear garden is laid to lawn with a hedge running along the left hand side and a fenced boundary along the right hand side. At the far end of the garden is a summer house together with gate leading to a small field (we are informed this area of land may be available by way of separate negotiation in due course).

Tandridge District Council Tax Band E



Road Map



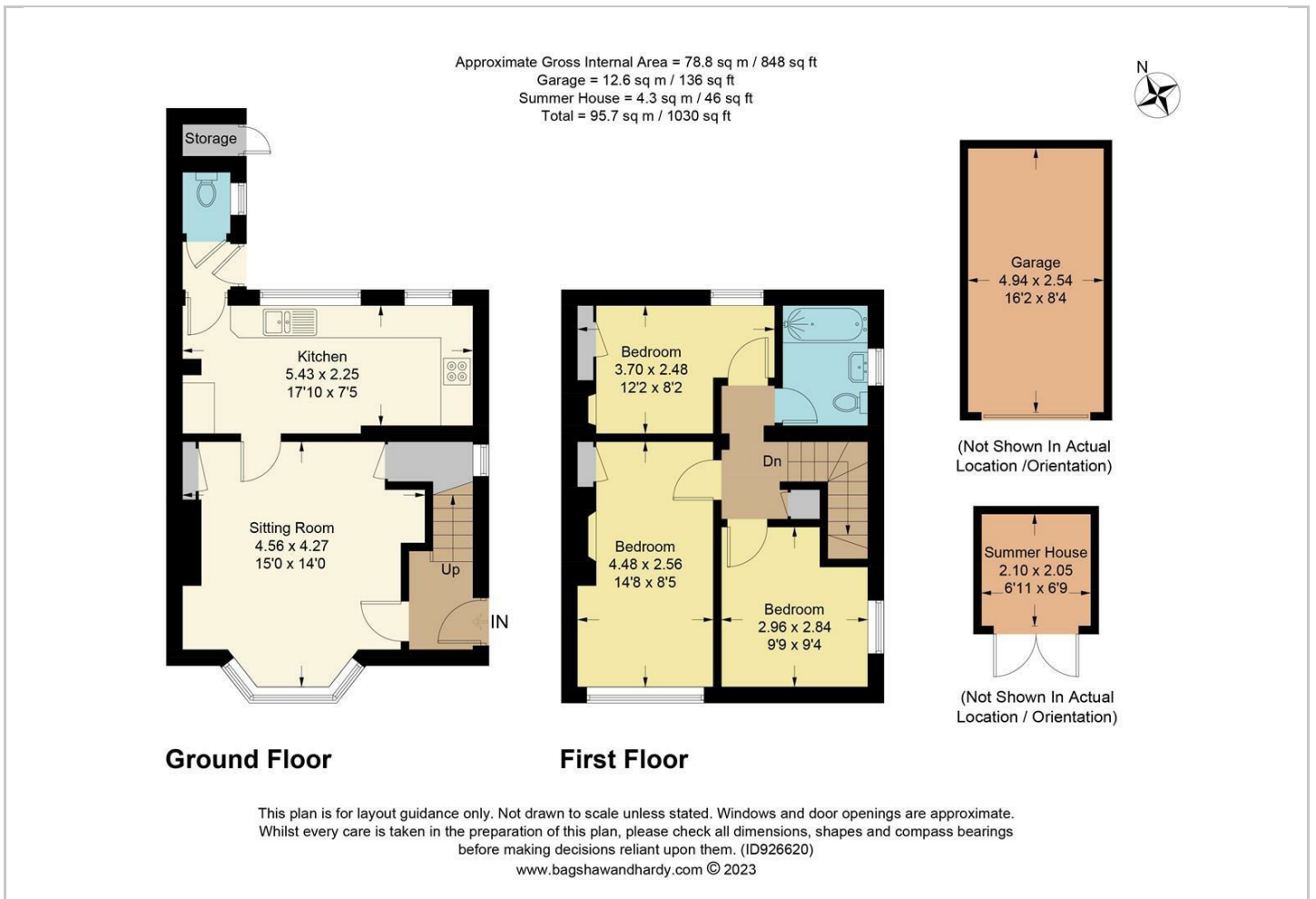
Hybrid Map



Terrain Map



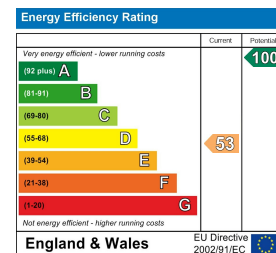
Floor Plan



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



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