

Payne & Co.



2 Field Court

Oxted RH8 0PD

£430,000



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Situation

Oxted town centre 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 / Directions

From our office proceed up Station Road West and bear left into Station Approach. At the T junction turn right, proceed under the railway bridge and at the mini roundabout take the first turning on the left into Chichele Road. Proceed up Chichele Road and then turn right into Silkham Road. Take the first turning on the right into Field Court and number 6 will be found on the far left.

To Be sold

An end of terrace house in a small and popular cul de sac which would now benefit from general modernisation. The property enjoys a good size read garden, has potential to extend (STPP), garage en bloc and is within comfortable walking distance of Oxted town centre and mainline station (London 35minutes). The property is available to the market with NO ONWARD CHAIN.

Entrance Lobby

Double glazed door and window, storage cupboard housing electricity and gas meters.

Sitting / Dining Room

Double aspect and with side window with large picture window, double glazed sliding patio doors leading to rear garden.

Kitchen

Range of fitted wall and base units topped by Quartz effect worktops, mosaic tiled splash backs, 1½ bowl stainless steel sink, double oven, space for dishwasher, wall mounted gas central heating boiler.

Stairs to First Floor Landing

Side window on stairs.

Bedroom

Double bedroom with front aspect, built-in double wardrobe and additional wardrobe/cupboard over stairs.

Bedroom.

Double bedroom with rear aspect overlooking garden, built-in double wardrobe.

Shower-Room

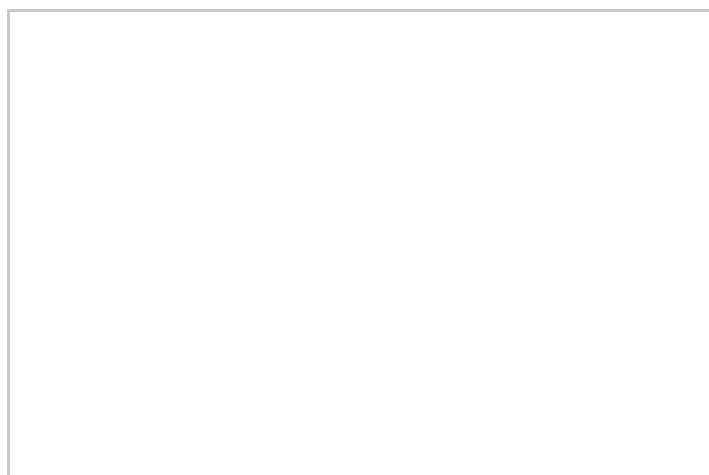
Double width glass shower enclosure, ceiling spotlights, fully tiled walls, pedestal basin, bidet and WC.

Tel: 01883 712261

Outside

Path leading to front door, side gate leading to rear garden with paving adjacent to the house, large grassed area all of which now requires attention.

Garage En-Bloc Closeby



Road Map



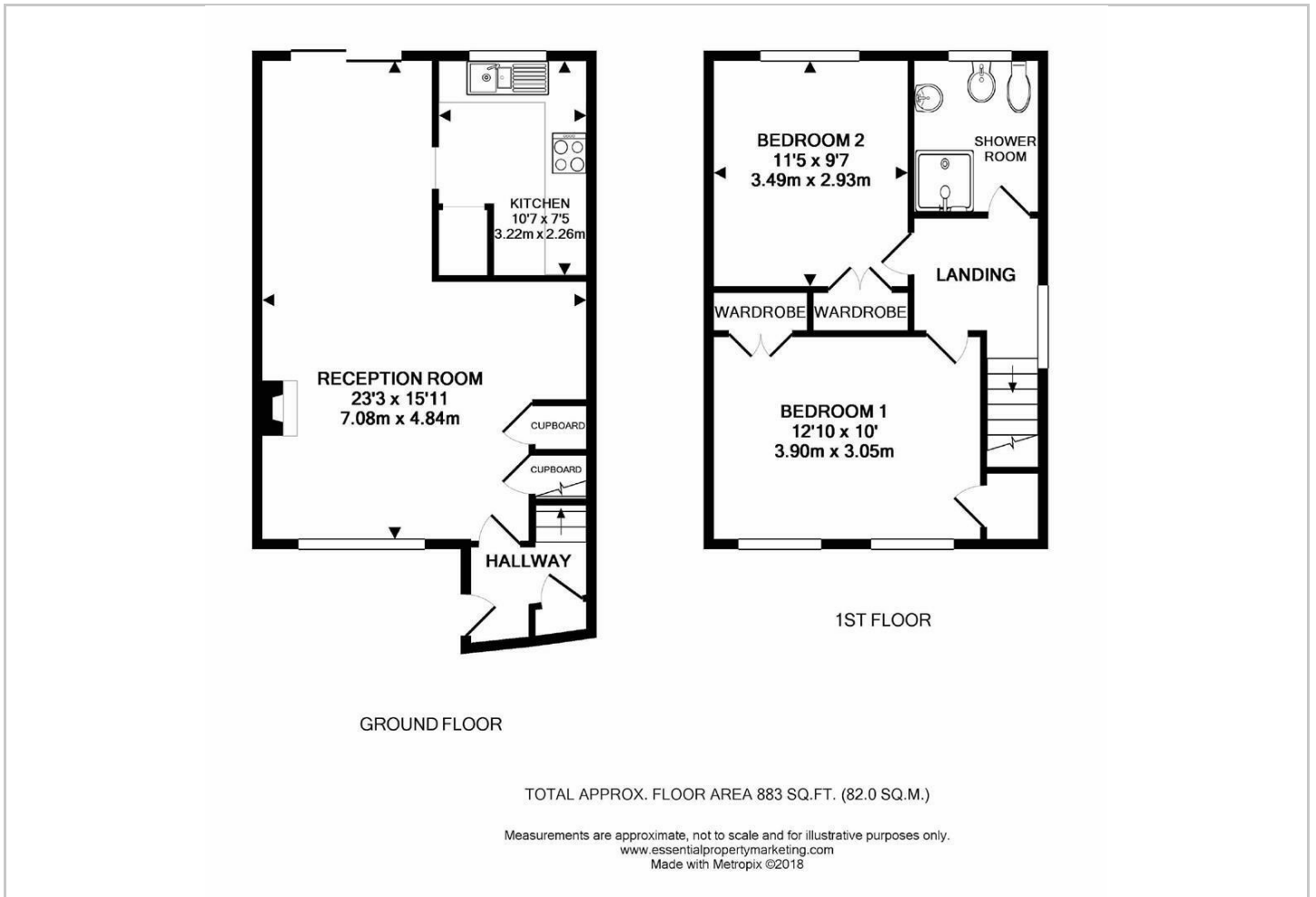
Hybrid Map



Terrain Map



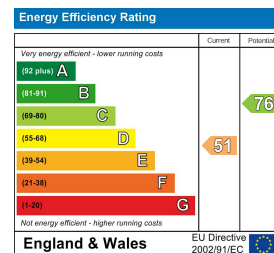
Floor Plan



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.