

Payne & Co.



9 Downs Way

Oxted RH8 0NZ

Freehold

£420,000



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Situation

The property is located in a popular residential road and within comfortable walking distance of Oxted town centre, its mainline station, wide variety of boutique shops and supermarkets, leisure pool complex, cinema and library. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district including Limsfield Chart and Tandridge golf clubs, as well as The Limsfield Club (racquet sports).. For the M25 commuter, access at nearby Godstone (Junction 6) gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

For SatNav use: RH8 0NZ

To Be Sold

NO CHAIN. Situated on a popular road, this well presented home benefits from modern kitchen and bathroom together with garage in a nearby block. Potential to create off road parking subject to gaining the necessary consent.

Front Door

Leading to;

Entrance Hall

Radiator, wood effect flooring, coat cupboard (gas and electricity meters, fuse board), stairs to first floor, door to;

Lounge/Dining Room

Front aspect double glazed picture window, rear aspect double glazed window and door, side aspect double glazed window, wood effect flooring, integral storage, two radiators, door to;

Kitchen

Rear aspect double glazed window, range of eye and base level units, work surfaces with inset sink, drainer and mixer tap, inset 4 ring gas hob with extractor over and oven below, integrated appliances of dishwasher, washing machine, fridge and freezer, ceiling spotlights, radiator.

First Floor Landing

Airing cupboard (slatted shelves), loft hatch, doors to;

Family Bathroom

Rear aspect frosted double glazed window, 3 piece white sanitary suite (comprising shower bath with mixer tap and integrated shower over together with hand held shower attachment and glass screen, wash hand basin with mixer tap and storage below, close coupled w.c with dual flush), ceramic tiled flooring, chrome heated towel rail, tiled walls.

Bedroom

Rear aspect double glazed window, radiator, integral storage.

Tel: 01883 712261

Bedroom

Front and side aspect double glazed windows, radiator, integral storage.

Outside

To the front of the property there is a footpath leading to the front door and round the side of the property the remainder is given over to grass with several shrubs. The rear garden has a patio adjacent to the rear elevation of the property beyond which there is an area of grass. This fence enclosed space has several shrubs around the margins. There is a garage in a near by block of garages.

Tandridge District Council Tax Band D



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft

North arrow pointing North (N).

Ground Floor

Kitchen
3.53 x 2.24
11'7 x 7'4

Sitting / Dining Room
7.21 x 4.85
23'8 x 15'11

Up

IN

First Floor

Bedroom
3.48 x 2.95
11'5 x 9'8

Bedroom
3.96 x 3.05
13'0 x 10'0

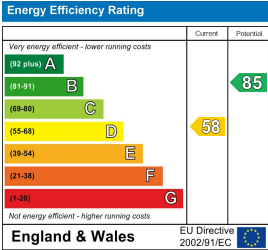
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1170734)
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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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