



41 Central Way
Oxted, RH8 0LZ

Freehold

A rare opportunity to purchase a family home located in a sought after address, offering a buyer an opportunity to extend and modernise. The property is available with NO ONWARD CHAIN and benefits from an attractively laid rear garden, tandem garage and ample parking.

£675,000

41 Central Way

, Oxted, RH8 0LZ



- 3 Bedrooms
- Living Room
- Tandem Garage
- Recently Fitted Bathroom
- Kitchen/Dining Room
- Double Glazed Windows * Gas Central Heating
- Cloakroom
- Utility Area
- Ample Driveway Parking
- Attractive South Facing Rear Garden.

Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. 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. 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 left and immediately right into Barrow Green Road. You will pass Chichele Road on your right and take the next turning on your right into Gordons Way. Continue along Gordons Way passing Eastlands Way on your right and the next turning is Central Way. Proceed up Central Way towards the far end and the property will be found on your right hand side.

To Be Sold

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Entrance Hall

Stairs to first floor.

Cloakroom

Low suite w.c, wash hand basin.

Dining Room

Attractive outlook over rear garden, door to Utility Area, opening to;

Kitchen

Single bowl single drainer sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, Bosch washing machine, freestanding cooker comprising double oven and four ring gas hob over and cooker hood above, upright fridge freezer, deep built-in pantry.

Utility Area

Housing Hotpoint tumble dryer, wall mounted gas fired central heating boiler, door to outside.

Lounge

Electric fire, outlook over front garden.

Stairs to First Floor Landing

Trap to loft.

Bedroom One

Thin built-in wardrobe cupboard.

Bedroom Two

Corner wash hand basin, built-in airing cupboard housing hot water tank, built-in wardrobe cupboard, attractive outlook over rear garden.

Bedroom Three

Front aspect window.

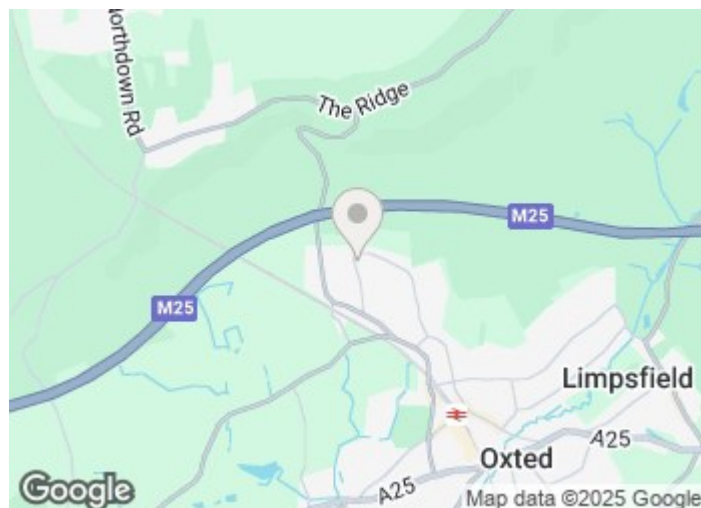
Bathroom

Recently replaced modern white suite of enclosed bath with Aqualisa thermostatically controlled shower above, low suite w.c, vanity unit, low level cupboard.

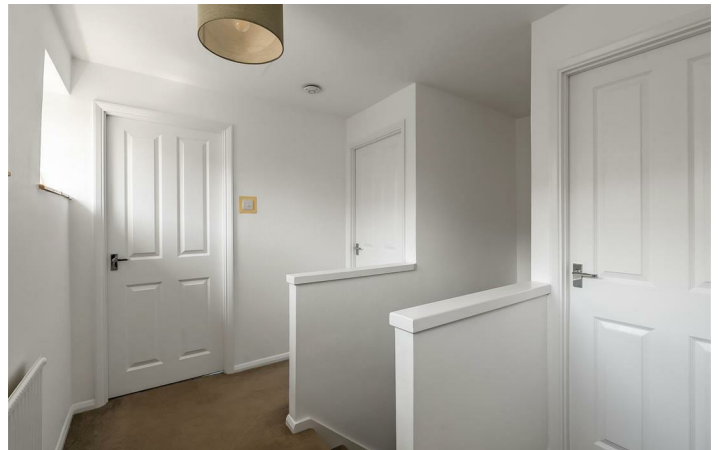
Outside

Front Garden - area of lawn, flower/shrub borders, driveway providing parking leading to tandem garage with up and over door.
Rear Garden - is a particular feature with paved patio, steps leading up to area of lawn, flower and shrub borders and timber summer house.

Tandridge District Council Tax Band E (01883 72200



Directions



Floor Plan



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	