

Payne & Co.



14 Lankester Square

Oxted RH8 0LJ

Freehold

£835,000



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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 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 in Station Road West proceed down to the roundabout taking the third exit into Church Lane. Master Park will be seen on your left and you will pass the Total petrol station on your right. As the road bears to the right proceed straight on into Barrow Green Road under the railway bridge and take the fourth turning on the right into Gordons Way. Then take the first right into Eastlands Way and the next right into Lankester Square. Proceed into the development and at the end turn left and no. 14 will then be found almost immediately on your left hand side.

To Be Sold

A large semi detached house occupying a corner plot with spacious and versatile accommodation

over three floors. The family home is set within a modern and exclusive development, within close proximity to Oxted town centre and mainline station (London 35 minutes). The accommodation briefly comprises;

Entrance Hall

Engineered oak flooring, stairs to first floor.

Playroom/Study

Engineered oak flooring. front aspect window.

Cloakroom

Low suite w.c, wash hand basin, part wood paneled walls.

Open Plan Kitchen/Dining Room

Extensive range of fitted units comprising, one and a half bowl single drainer sink unit, integrated drainer, base drawers and cupboards, wall mounted cupboards, integrated fridge freezer, dishwasher, washing machine, inset five ring gas hob with cooker hood above, integrated double oven, additional integrated fridge, bi-folding doors leading to rear garden, built-in storage cupboard under stairs.

Stairs to First Floor Landing

Engineered oak flooring, stairs to second floor.

Lounge

Engineered oak flooring, attractive feature window overlooking landscaped garden and grounds to front.

Bedroom Three

A good size double bedroom, rear aspect window.

Bathroom

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

Stairs to Second Floor Landing

Built-in airing cupboard housing hot water tank and wall mounted gas fired central heating boiler.

Bedroom One

A large master with front aspect window with attractive views over the communal gardens and there is a walk in wardrobe.

En suite Bathroom

White suite of enclosed bath, mixer tap and hand shower attachment, low suite w.c, enclosed shower cubicle.

Bedroom Two

Twin built-in wardrobe cupboards, outlook over rear garden.

En-Suite Shower Room

Low suite w.c, enclosed shower cubicle, pedestal wash basin.

Outside

The rear garden currently laid for ease of maintenance with large paved patio with steps leading to further area of garden with various flower/shrubs borders and gate leading to allocated parking space and adjacent garage.

Tandridge District Council Tax Band F

Service charge - £720per annum for communal areas and sinking fund for the upkeep on the private road.



Road Map



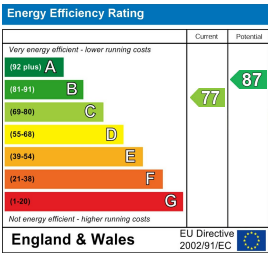
Floor Plan



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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