

Payne & Co.



48 Park Road
Oxted, RH8 0AW

Freehold

Located in one of Limpsfield's most sought after roads, a detached family home offering fantastic potential to extend (STPP). The property now requires modernisation and improvement and enjoys a long south facing rear garden and an overall plot of circa 1/4 acre.

Guide Price £1,000,000

48 Park Road

Limpsfield, Oxted, RH8 0AW



- 4 Double Bedrooms
- En-Suite Shower Room
- Family Shower Room
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Garage and Parking
- 150ft South Facing Rear Garden

Situation

Positioned in a wonderful semi-rural location close to open countryside, yet within easy access of Oxted commuter railway stations and local main roads (A25 and M25).

Oxted town centre, less than 1km away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For SatNav use RH8 0AW

Heading in an easterly direction on Bluehouse Lane take the left hand turn in Park Road and follow the road around the sharp right hand turn, continue for around 300m and No. 48 will be found on the right hand side.

To Be Sold

Located in one of Limpsfield's most sought after roads, a detached family home offering fantastic potential to extend (STPP). The property now requires modernisation and improvement and enjoys a long south facing rear garden and an overall plot of circa 1/4 acre.

Enclosed Entrance Porch

Entrance Hall

Storage cupboard under stairs.

Cloakroom

Low suite w.c. and wash hand basin.

Sitting Room

Bay window to front.

Dining Room

Double doors leading to;

Conservatory

Outlook over rear garden and doors to garden.

Kitchen

Dated units comprising single bowl double drainer stainless steel sink unit, base drawers and cupboards, built-in pantry, plumbing available for washing machine and dishwasher, space for upright fridge freezer, connecting door to garage, outlook over rear garden, door to outside.

Stairs to First Floor Landing

Trap to loft, built-in airing cupboard housing hot water tank.

Bedroom One

Bay window with views towards the North Downs, twin built-in double wardrobe cupboards.

Bedroom Two

Outlook over rear garden, built-in wardrobe cupboard, door to;

En-Suite Shower Room

Corner shower cubicle, vanity unit, low suite w.c, chrome heated ladder towel rail.

Bedroom Three

Outlook over rear garden.

Bedroom Four

Double aspect and views towards the North Downs.

Family Bathroom

Low suite w.c, vanity unit, enclosed shower cubicle.

Outside

To the front there is an area of lawn with adjacent driveway providing ample parking leading to an integral SINGLE GARAGE. There is a particularly wide side access down each side of the property which offers a great opportunity to extend (STPP). The south facing rear garden, which is laid predominantly to lawn, is approximately 150ft and has mature boundary hedging and there is a garden shed to the side of the property. The overall plot is circa 1/4 acre.

NOTES:

1. There was subsidence in 2016 that was caused by a tree located near property in 2016. The tree was removed and repair work undertaken to plaster (underpinning was not necessary) & repointing to brickwork. There have no problems since and a certificate of structural adequacy was sassed in August 2021.
2. The property was affected by Japanese Knotweed in 2016 and a 5 year treatment plan finished in 2021 (with a 10 year guarantee). The Knotweed was eradicated by TP Knotweed Solutions and no further evidence.

Tandridge District Council Tax Band G



Directions



Floor Plan



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. (ID1192210)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC