



## 41a Bluehouse Lane Limpsfield Oxted RH8 0AJ

£2,150 Per Calendar Month



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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

From our office proceed up Station Road West and bear left into Station Approach. At the junction turn right under the railway bridge and at the mini roundabout proceed straight over into Bluehouse Lane. You will pass Oxted School and New Lodge Drive on your left and the property will be found after a short distance on your left hand side.

#### To Be Let

A recently built three bedroom terrace town house benefiting from modern day fixtures and fittings. The property is available unfurnished from early July on an assured shorthold tenancy. The accommodation arranged over three floors briefly comprises:

#### Cloakroom

#### Kitchen

Modern and extensive range of fitted units comprising sunken one and a half bowl sink unit, integrated drain, worktops, base drawers and cupboards, wall mounted cupboards, integrated washing machine, dishwasher, fridge freezer, five ring gas hob with cooker hood above, integrated double oven.

#### Living Room

Double doors to outside, built in storage cupboard under stairs.

#### Stairs to First Floor Landing

#### **Bedroom Two**

#### En-Suite Bathroom (Jack & Jill)

Connecting door to landing, comprising enclosed bath, hand shower attachment, low suite w.c., wash basin, heated towel rail.

# Bedroom Three Extremes.

### Stairs to Second Floor Landing

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

#### **Bedroom One**

Including fitted wardrobe cupboard, extractor.

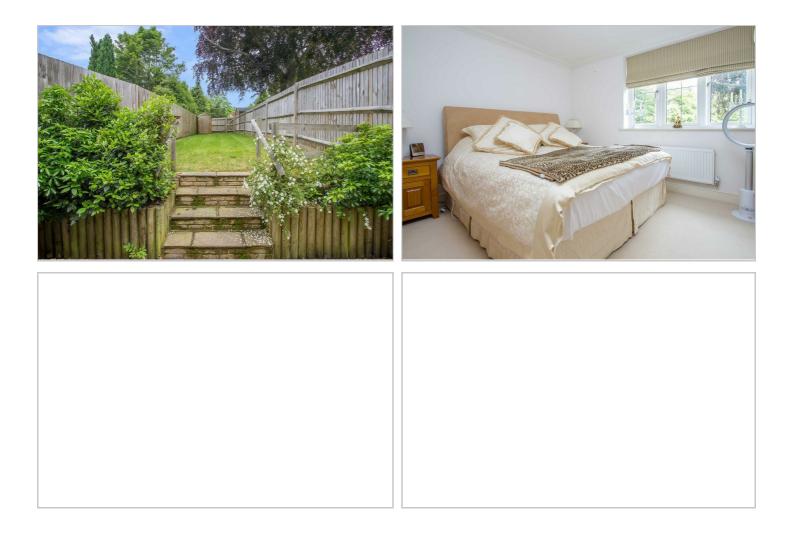
#### **Entrance Hall**

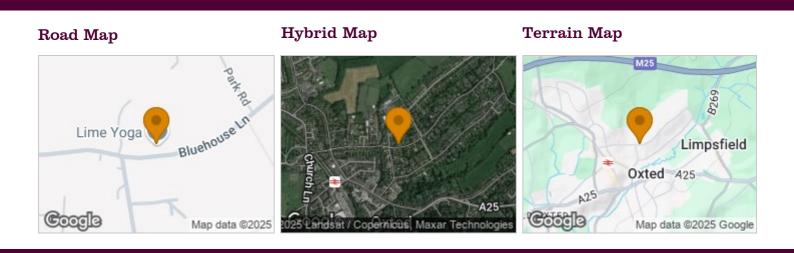
#### **En-Suite Shower Room**

Large enclosed shower cubicle, low suite w.c., wash basin, two low level built in cupboards, heated towel rail.

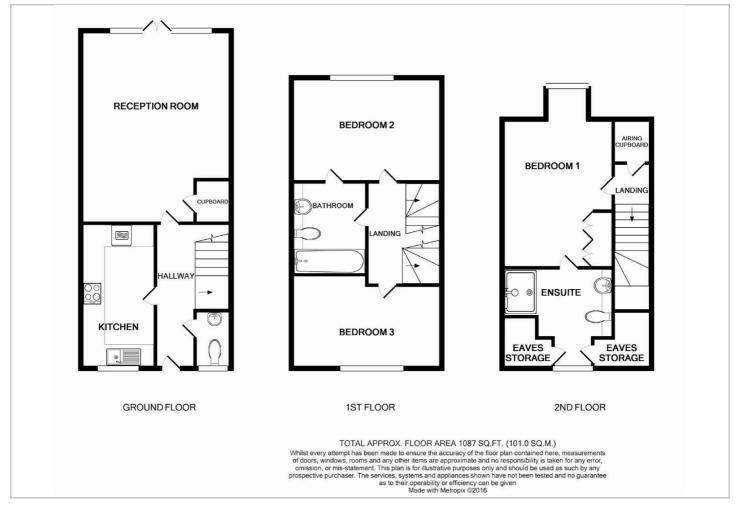
#### Outside

To the front allocated parking for one vehicle. Visitors' parking. Rear garden has a small paved patio with steps leading to raised area of lawn, fully enclosed by fencing with rear gate leading to large communal area.





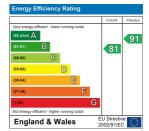
#### Floor Plan



#### 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.





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