

Payne & Co.



28 Gordons Way

Oxted RH8 0LW

Freehold

£820,000



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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 to East Croydon and London. 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 down Station Road West to the roundabout and turn right into Church Lane. Proceed straight on into Barrow Green Road. After Chichele Road on the right, the next turning on the right is Gordons Way. The property will be found after a short distance on the left hand side after passing Eastlands Way.

To Be Sold

An extended and well proportioned family home with open-plan accommodation over three floors and is presented in excellent condition. The property is situated in a well regarded address, and within close proximity to local schools, town centre and mainline station.

Entrance Hall

Engineered Oak flooring, stairs to first floor, storage cupboard under stairs.

Kitchen/Family Room

Cream faced units, sunken one and a half bowl stainless steel sink unit, extensive range of granite worktops, base drawers and cupboards, matching wall mounted cupboards, space for dishwasher, space for cook range with cooker hood above, spacious for American style fridge/freezer, central island including breakfast bar area, four Velux windows together with central roof light, engineered oak flooring, full width bi-fold doors leading to rear garden, ornate style fireplace (display purposes only) with low level fitted cupboards and shelves above.

Cloakroom

Low suite w.c, wash hand basin.

Sitting Room

Ornate style fireplace (display purposes only), low level fitted cupboards with shelves above, wide opening to Kitchen/Family Room.

Utility Room

Range of worktops and units, comprising single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, plumbing available for washing machine, appliance space, space for tumble dryer, cupboard housing gas fired central heating boiler, doors to front driveway and rear garden.

Stairs to First Floor Landing

Stairs to second floor.

Tel: 01883 712261

Bedroom Two

Twin built-in wardrobe cupboards, front aspect window.

Bedroom Three

Rear aspect window, tree lined outlook.

Bedroom Four

Fitted double wardrobe cupboard with sliding doors.

Family Bathroom

White suite of enclosed bath with separate shower above, low suite w.c, pedestal wash basin, chrome heated ladder towel rail, fully tiled walls.

Stairs to Second Floor

Bedroom One

Two Velux windows, Juliette balcony with sliding doors and attractive outlook over rear garden, range of built-in eaves storage cupboards, wardrobe and drawer unit.

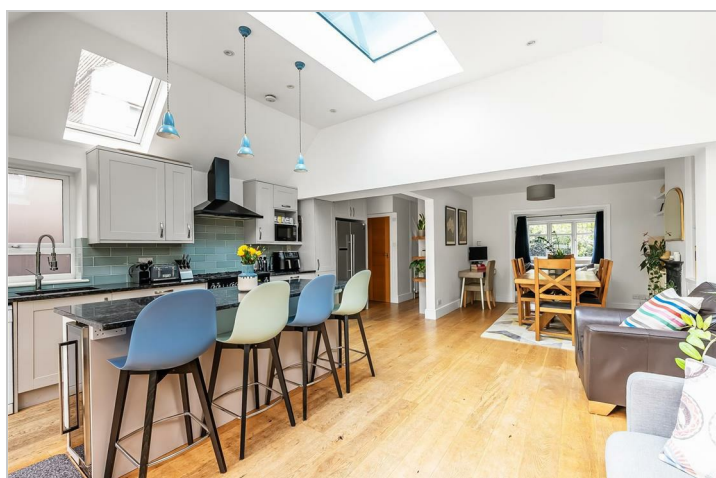
En-Suite Shower Room

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

Outside

To the front of the property there is a brick paved driveway to the front providing parking for one car with adjacent raised mature and well stocked shrub border with pathway leading to front door. The rear garden is of good proportions with full width paved patio / entertaining area, with steps leading to area of lawn and a handful of raised vegetable borders. To the far end there is a very useful Garden Room (currently used as storage) with adjacent store which has the potential to be an office or hobby room.

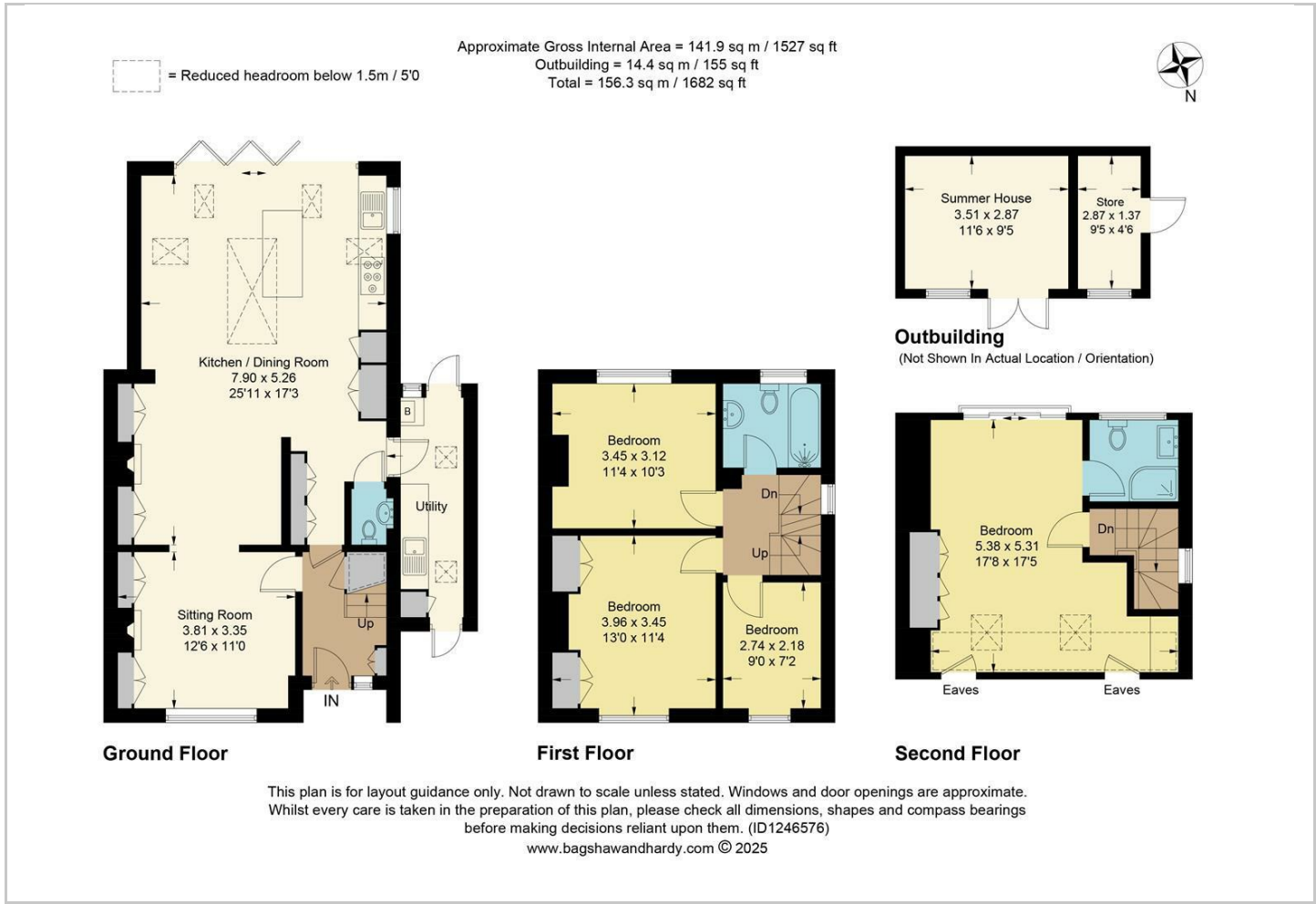
Tandridge District Council Tax Band E



Road Map



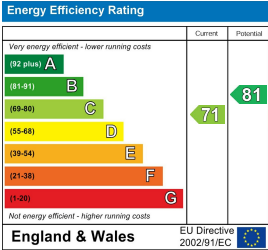
Floor Plan



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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