

Payne & Co.



20 Church Way

Oxted RH8 9EA

Freehold

Guide Price £1,000,000



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Situation

20 Church Way is located in a sought after address within easy walking distance of Hurst Green mainline railway station, shops and school. Furthermore Oxted town centre is a short drive away and 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

For SatNav use: RH8 9EA.

On turning into Church Way from Hurst Green Road, the property will be found on the righthand side, towards the end.

To Be Sold

A rare opportunity to acquire a property in a well regarded address and offering fantastic opportunity to modernise and extend (STPP) within a large plot of approximately one third of an acre. The property is being sold with no onward chain.

Entrance Hall

Parquet flooring, stairs to first floor, built-in double storage cupboard.

Cloakroom

Low suite w.c, wash hand basin.

Lounge

A light triple aspect room, fitted multi fuel burner with limestone surround, double glazed sliding patio door leading to rear garden.

Dining Room

Front aspect window, parquet flooring, double doors to;

Large Breakfast Room

Deep built-in storage cupboard under stairs, parquet flooring, patio door leading to rear garden.

Kitchen

Handmade units comprising double bowl single drainer stainless steel sink unit, base drawers and cupboards, matching wall mounted cupboards, plumbing available for dishwasher, integrated oven, microwave and warming drawer, four ring electric hob, space for upright fridge/freezer, plumbing available for washing machine, side personal door to outside.

Study

Front aspect window.

Stairs to First Floor Landing

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

Bedroom One

Double aspect room, with double fitted wardrobe cupboard, two eaves storage cupboards, outlook over rear garden.

Bathroom

Large corner bath with separate shower above, low suite w.c, pedestal wash basin, enclosed shower cubicle, heated towel rail, fitted linen cupboard.

Bedroom Two

Rear aspect window overlooking rear garden.

Bedroom Three

Front aspect window, fitted cupboards, pedestal wash basin,

Bedroom Four

Front aspect window, large built-in wardrobe cupboard.

Bedroom Five

Rear aspect window.

Outside

To the front of the property is an in and out driveway leading to a detached garage with rear personal door. To the side of the property there is access to the rear.

Rear garden - with crazy paved patio, large expanse of lawn, various sheds, greenhouses. The overall plot is approximately 1/3 acre.

Tandridge District Council Tax Band G



Road Map



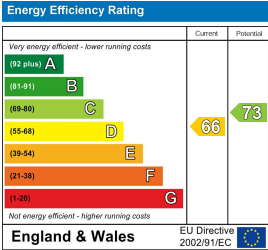
Floor Plan



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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