



Woodland Court, Oxted, RH8 0NR

Guide Price £785,000

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A beautifully presented four-bedroom semi detached home has been thoughtfully extended and refurbished to an exceptional standard, offering a perfect balance of modern open-plan living and practical family space. Situated in a popular residential road, just a short distance from Oxted's town centre, train station, and outstanding local schools, this home is ideal for commuters and families alike.

Accommodation

Stepping into this family home you have the benefit of a handy porch area to take your shoes off with a modern downstairs cloakroom. The bright entrance hall with wooden flooring is light and welcoming and leads you to the cleverly reconfigured downstairs accommodation to create an expansive kitchen/dining/living area. Featuring a modern kitchen with integrated appliances, Bosch eye level oven and microwave, dishwasher, lovely quartz worktops, and a large island, perfect for entertaining. Natural light floods the space through bi-fold doors and the two sky lights, seamlessly connecting the indoors with the garden. A separate reception/ office room to the front provides a cosy retreat. The utility room off the kitchen provides ample space with a mix of storage cupboards and provides space for a washing machine, dryer and fridge/freezer. This leads to the converted garage area which is suitable for storage only with power and light.

On the first floor, there are four generously sized bedrooms and a modern family bathroom. The master bedroom overlooks the rear garden and includes an ensuite with shower cubicle.

Outside Space

The property benefits from off-road parking, a well-maintained front lawn, and side access to the rear garden. The garden features a patio area, perfect for outdoor seating, bordered by flower beds. Beyond this, a large lawn offers plenty of space for families to enjoy.

Location & Travel

Nestled in a highly desirable area, this home is conveniently located to Oxted's vibrant town centre, which offers a great selection of shops, restaurants, a cinema, a leisure centre, and two supermarkets (Waitrose & Morrisons). Families will appreciate the proximity to excellent local schools, including St Mary's Primary School.

For commuters, Oxted mainline station (0.6 miles) provides fast and frequent services to:

East Croydon (from 17 minutes)
London Bridge (from 33 minutes)
London Victoria (from 39 minutes)

For those who drive, Junction 6 of the M25 offers access to Gatwick Airport and the wider motorway network.

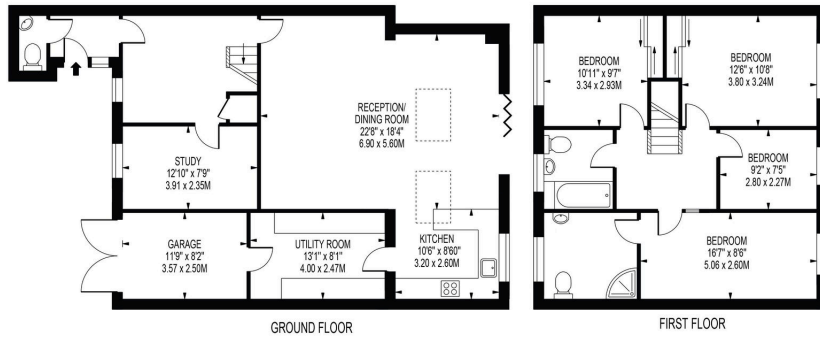


WOODLAND COURT

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1676 SQ FT - 155.72 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 96 SQ FT - 8.93 SQ M

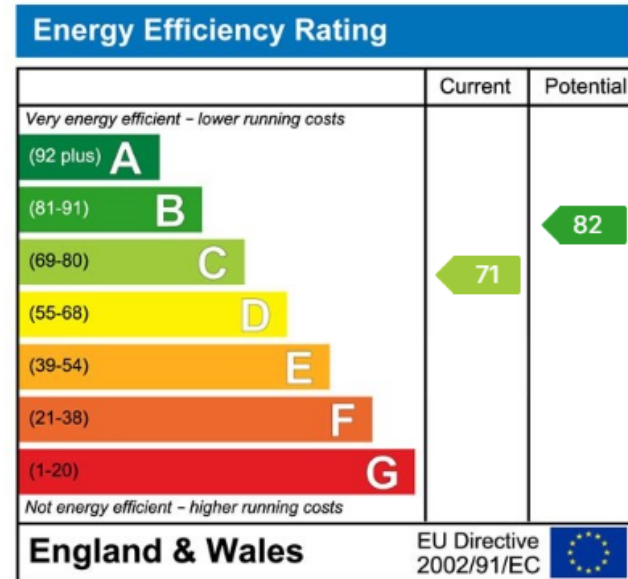


FOR ILLUSTRATION PURPOSES ONLY

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- Semi detached property
- Four Bedrooms
- Open plan kitchen- diner- living area
- Family Bathroom and ensuite
- Utility Room
- Snug/Office
- Driveway
- Garden with lawn
- Convenient for Oxted train station



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