

Payne & Co.



42 Central Way

Oxted RH8 0LZ

Freehold

£950,000



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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

Approaching Oxted from Godstone on the A25 take the turning on the left into Church Lane (opposite the Esso Garage) and proceed along Church Lane to the roundabout. Turn left, continue along Church Lane and proceed straight on into Barrow Green Road. Continue under the railway bridge and take the fourth turning on the right hand side into Gordons Way. After passing Eastlands Way take the next turning on the right which is Central Way. Proceed up Central Way to the far end, bear right and the property will then be found after a short distance on the left hand side.

To Be Sold

An extended and well proportioned detached family home offering excellent versatile family accommodation of over 2300 sf. ft. which includes a useful garden room that could be utilised in to an office / studio. The property is located in a sought after residential address and is within walking distance of Oxted town centre.

Entrance Hall

Engineered oak flooring, stairs to first floor, built-in cloaks cupboard.

Storage Room (Partly former garage)

Electric roller door.

Utility Room

Single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, plumbing available for washing machine, engineered oak flooring.

Cloakroom

Low suite w.c, wash hand basin, engineer oak flooring.

Sitting Room

Large sitting room with bay window over looking the front of the property, with decor

Open Plan Kitchen/Dining Room

Extensive range of fitted units including central island with one and a half bowl sink unit, integrated dishwasher, base cupboards, further kitchen area including space for upright fridge freezer, integrated AEG microwave, integrated stainless steel electric oven and induction hob with cooker hood above, built-in storage cupboard housing Worcester gas fired central heating boiler and hot water tank, double glazed sliding patio doors leading to rear garden and double doors leading to the family room.

Family Room

Situated off the kitchen/dining area, the family room is a versatile space with wooden flooring and door to the rear garden.

Stairs to First Floor Spacious Landing

Deep built-in linen cupboard, two built-in storage cupboards, trap to loft.

Bedroom One

Double bedroom with built-in double storage cupboard, rear aspect window overlooking rear garden,

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En-Suite Shower Room

Low suite w,c, shower cubicle with hand shower attachment and rain shower above, vanity unit, low suite w.c, chrome heated ladder towel rail.

Bedroom Two

Double bedroom with rear aspect window, built-in wardrobe cupboard.

Bedroom Three

Double room with front aspect window, built-in double wardrobe cupboard.

Bedroom Four

Double bedroom with front aspect window, built-in storage cupboard,

Bedroom Five

Single bedroom with front aspect window.

Family Bathroom

Modern white suite comprising of bath with shower above, vanity unit, low suite w.c.

Outside

To the front of the property there is a brick-paved driveway which provides off-road parking for up to three

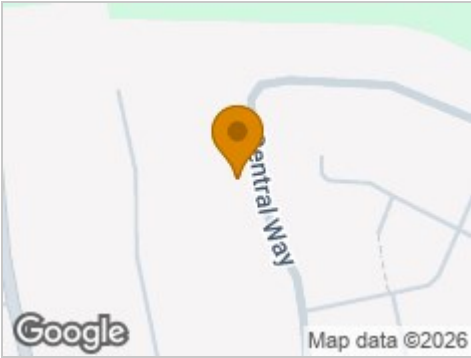
vehicles and leads to a storm porch framing the main entrance.

There is convenient side access to the attractive and fully landscaped rear garden which has been thoughtfully arranged with both lawn and patio areas, a small pond, and well-established flower beds. The garden offers an ideal setting for family life and entertaining, and further benefits from a garden room which could be utilised as an office / studio with power and lighting. There is also a fixed awning over the patio area.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



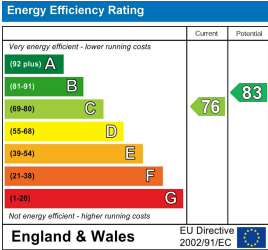
Floor Plan



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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