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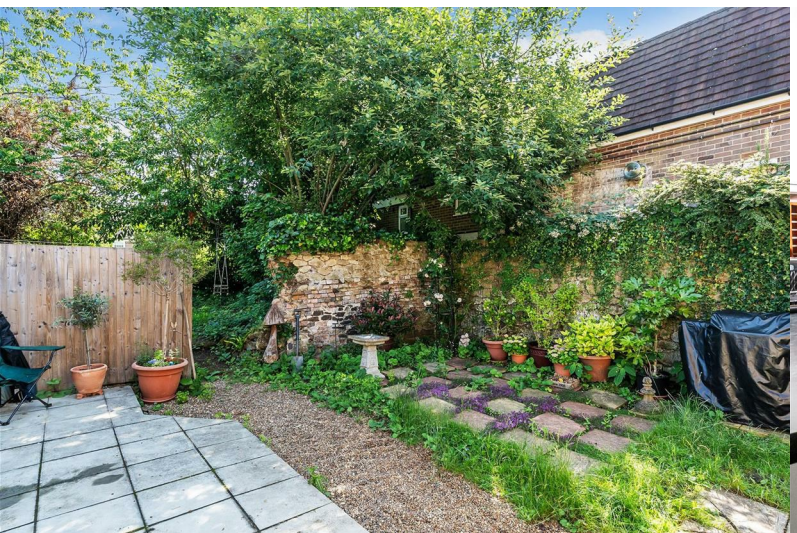
High Street

Limpsfield Oxted RH8 0DR

Freehold

Offers In Excess Of £300,000

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High Street

Limpsfield Oxted RH8 0DR

Offers In Excess Of £300,000







Situation

Located in the heart of this popular Surrey village with its wealth of period properties, village store, restaurant, public house, church and approximately one mile of Oxted town centre, offering 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

Approaching Oxted from Godstone direction, stay on the A25 until the third set of traffic lights. Turn left into Limpsfield High Street and the property will be found on the right hand side shortly after passing the Memorial Stores on the left hand side.

To Be Sold

An attractive end of terrace cottage available with NO ONWARD chain benefitting from a good size private garden.

Timber Front Door To:

Lounge

Feature open fireplace and original beams, radiator, door to:

Kitchen/Breakfast Room

Including stairs to first floor. Base drawers and cupboards, range of wall mounted cupboards, washing machine, inset 4 ring gas hob with integrated oven below, appliance space, wall mounted gas fired central heating boiler and continuation of the original beams.

Stairs to First Floor

Trap to loft.

Bedroom One

Over looking the rear of the property, the double bedroom benefits from a door recess, exposed beams, built in cupboard over stairs and built in wardrobe cupboard.

Bedroom Two

Single bedroom over looking the front of the property with exposed beams.

Bathroom

Partially tiled room with white suite of enclosed bath with mixer tap and hand shower attachment, pedestal wash basin, low suite W/C, and heated ladder towel rail.

Outside

Courtyard area naturally leading to further area of garden of good proportions laid mainly to

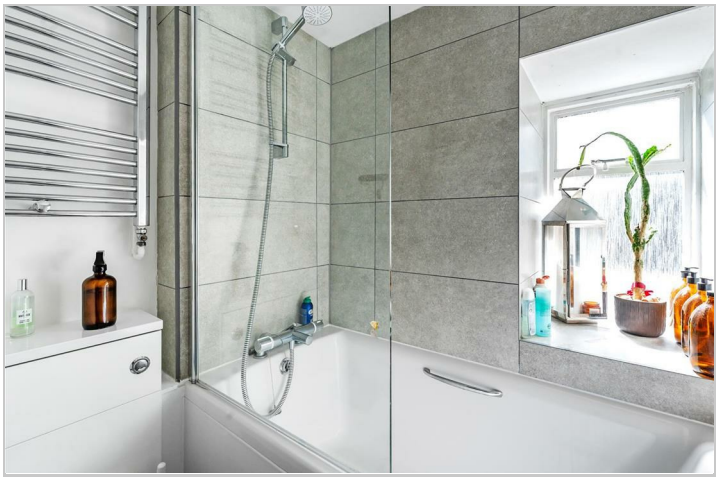
lawn.

Buyers should note that there is a pedestrian right of way to the end of the terrace to provide access into the rear garden.

Tandridge District Council Tax D







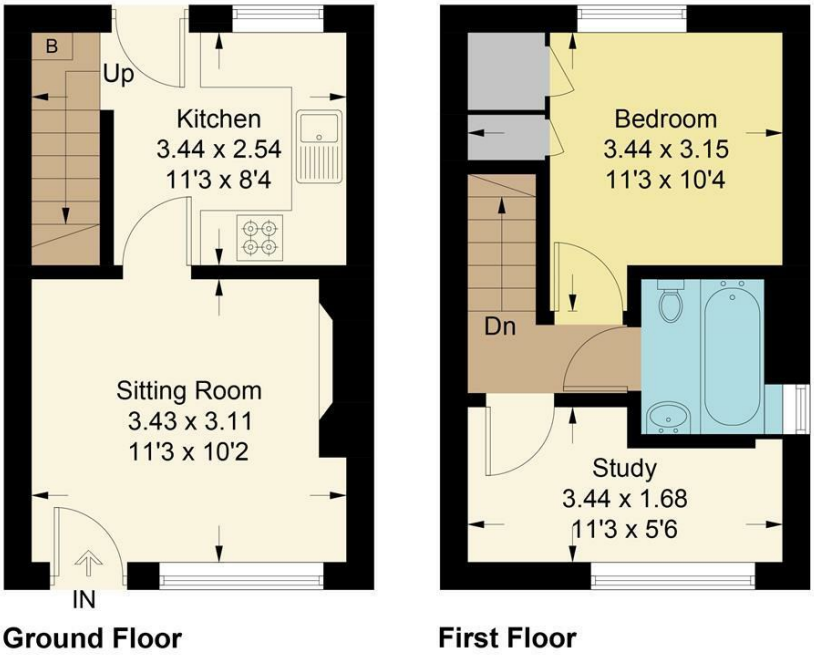


Road Map



Floor Plan

Approximate Gross Internal Area = 40.3 sq m / 434 sq ft

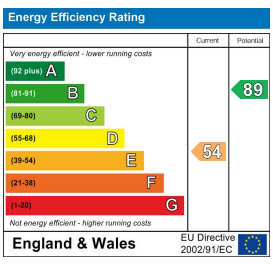


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1313106)
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Viewing

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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