Payne&Co.



4 Field Court

Oxted RH8 0PD

Freehold

£425,000

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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
From our office proceed up Station Road West and bear left into Station Approach. At the T junction turn right, proceed under the railway bridge and at the mini roundabout take the first turning on the left into Chichele Road. Proceed up Chichele Road and then turn right into Silkham Road. Take the first turning on the right into Field Court.

To Be Sold
A 3 bed mid terrace house in a small and popular cul de sac which would now benefit from general modernisation. The property enjoys a good size read garden, has potential to extend (STPP), garage en bloc and is within comfortable walking distance of Oxted town centre and mainline station (London 35minutes). The property is available to the market with NO ONWARD CHAIN.

Entrance Lobby
Double glazed door and window, storage cupboard housing electricity and gas meters.

Sitting/Dining Room
Large front aspect window, electric fire, built in shelving, wooden flooring throughout, sliding doors to garden.

Kitchen
Stainless steel sink, space for washing machine and fridge freezer, 4 ring gas hob, oven underneath, rear aspect window.

Bedroom One
Built in cupboard with hanging rail, rear aspect window.

Bedroom Two
Built in cupboard with hanging rail, front aspect window.

Bedroom Three
Front aspect window

Bathroom
White suite of enclosed bath with shower overhead, low suite w.c, sink, rear aspect window.

Outside
Front garden laid mainly to lawn with central pathway to front door. Access through passageway to :

REAR GARDEN with lean-to. There are various shrub borders and to the far end of the garden there are two garden sheds

Tandridge District Council Tax Band D









Road Map



Floor Plan

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



Ground Floor **First Floor**

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. (ID1336160)

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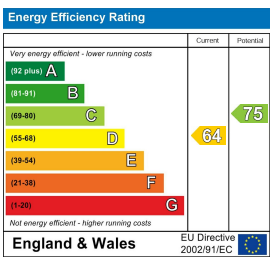
Viewing

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



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