

# Payne & Co.



**15 Johnsdale**

Oxford RH8 0BW

**Freehold**

**£459,950**





# 15 Johnsdale

Oxted RH8 0BW

£459,950



## Situation

Located in a pleasant no-through road only a few minutes from Oxted's town centre, shops and commuter railway station (London 40 min).

Oxted town centre offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

From the bottom of Snatts Hill with its junction with Johnsdale, head south-westerly along Johnsdale and follow this road as it bears around to the left. No. 15 is found at the far end of the road, which is a vehicular dead-end, close to the pedestrian footpath that cuts through from the A25.

## To Be Sold

Requiring comprehensive modernisation and refurbishment throughout, this family home occupies a generous plot of 0.1 acre, offers off road parking and space for extending (subject to gaining the necessary consents).

## Front Door

Leading to;

## Enclosed Storm Porch

Leading to secondary front door to;

## Hallway

Side aspect double glazed window, radiator, understair cupboard (fuse board and electricity meter), ceramic tiled flooring, doors to.

## Sitting Room

Front aspect double glazed window, radiator, tiled fireplace.

## Dining Room

Rear aspect double glazed window, radiator.

## Kitchen

Rear aspect double glazed window, range of eye and base level storage units, work surfaces with inset stainless steel sink and drainer, spaces for cooker and washing machine, wall mounted Worcester boiler, recess for tall fridge freezer, ceramic tiled flooring, door to;

## Rear Porch

Double glazed windows on three sides with external steps leading down the side of the property to the rear garden.

## First Floor Landing

Side aspect double glazed window, loft hatch, doors to;

## Bathroom

Rear aspect double glazed frosted window, three

Tel: 01883 712261

piece white sanitary suite (comprising shower bath with mixer tap and wall mounted shower attachment, wash hand basin with mixer tap, close coupled WC), ceramic tiled floor and walls, radiator.

### **Bedroom**

Rear aspect double glazed window.

### **Bedroom**

Front aspect double glazed window, radiator.

### **Bedroom**

Front aspect double glazed window, radiator.

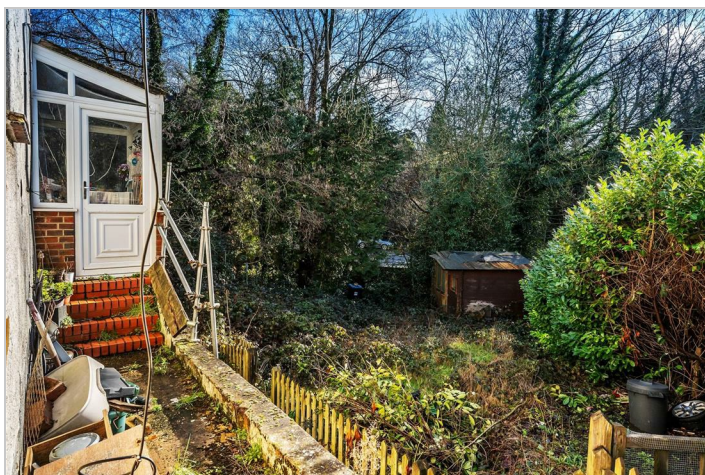
### **Outside**

Occupying a generous plot of circa 0.1 acre, the rear garden slopes away in south-easterly direction. The rear boundary is understood to be the River Eden. Off road parking is available within the rear garden, which continues as hardstanding leading down to an area where a garage used to stand.

### **Notes**

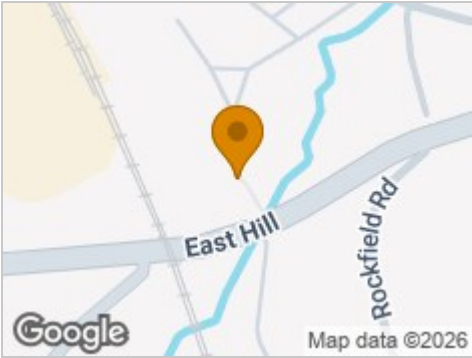
New consumer unit installed December 2021

### **Tandridge District Council Tax Band D**





Road Map



Hybrid Map



Terrain Map



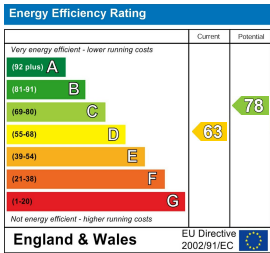
Floor Plan



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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