



39 Westerham Road

Limpsfield Oxted RH8 0EP

Freehold

£590,000



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Situation

1 HOMELEA is in an extremely convenient location and is within easy walking distance of Oxted town centre offering a wide range of shopping facilities together with leisure pool complex, health centre, private GP centre 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/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left. At the traffic lights proceed straight over, up the hill passing Snatts Hill on your left and the property will then be found after a short distance on the left hand side.

To Be Sold

An attractive older style semi detached home with accommodation over three floors and enjoys some characterful features and now requires general modernisation and improvement. The property is available to the open market with no onward chain, has the benefit of a long rear garden of approximately 170ft and is close to the town

centre. There is sliding sash windows with secondary glazing to the front of the property and double glazing to the rear.

Enclosed Entrance Porch

Entrance Hall

Stairs to first floor.

Inner Hallway

Storage cupboard under stairs.

Sitting Room

Bay window to front, fitted gas fire with tiled surround.

Dining Room

Brick faced fireplace (we are advised this this could be used, subject to being swept and inspected), large picture window to the rear.

Kitchen/Breakfast Room

A limited number of units, comprising single bowl single drainer sink unit, plumbing available for washing machine and space for tumble dryer, space for cooker, space for fridge freezer, high level wall mounted Worcester gas fired central heating boiler, built-in storage cupboard, wall cupboards, wall cupboards in extended part with larder wall cupboard in original part of the kitchen. All double glazed windows with UPVC door (exterior), gas central heating boiler, window overlooking rear garden, door to outside.

Tel: 01883 712261

Stairs to First Floor Landing

Access to staircase leading up to third bedroom, landing connecting bathroom, Master and spare bedroom.

Bedroom One

Sliding sash window to front, full length range of fitted wardrobe cupboards with sliding mirror doors.

Bedroom Two

Ornate style fireplace (display purposes only), attractive outlook over rear garden.

Large Bathroom

Dated white suite of enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, low suite w.c, built-in linen cupboard housing hot water cylinder., fibre glass tank with pump for hot water, pipes all updated and replaced

Stairs to Second Floor - bedroom 3

Loft conversion in 1970's approximately. Plans are available upon request. Designed and used a

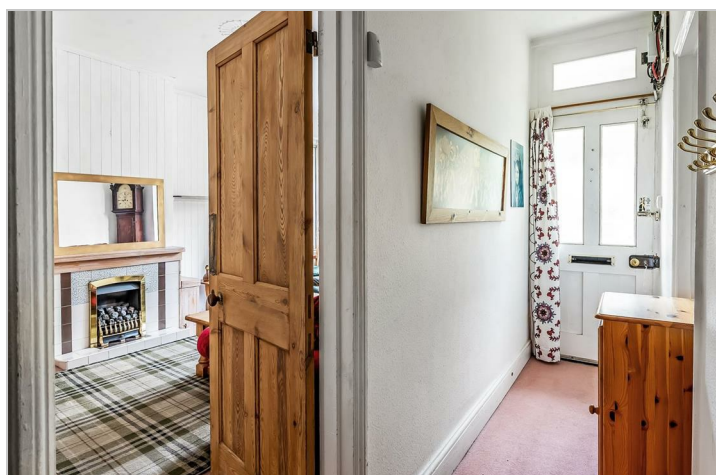
third bedroom, built-in eaves storage cupboard, extensive views over the garden and neighbouring gardens. The North Downs can be seen in the winter months.

Outside

Area of front garden with potential to make off road parking bay. Various shrubs, narrow driveway providing access to single garage with up and over door and adjacent additional parking area including garage/store room and cloakroom with w.c, and wash hand basin.

The rear garden has a raised paved patio with three steps leading to a large expanse of lawn with Yew, Privet and Beech boundary hedging. The garden is of good proportion approaching 170ft and has two garden sheds and a timber summer house. Adjacent to the property is a timber log store.

Tandridge District Council Band E



Road Map



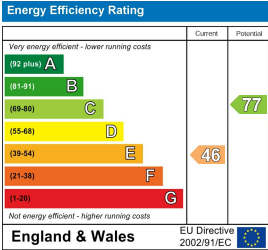
Floor Plan



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



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.