Payne&Co.



41a Bluehouse Lane

Limpsfield Oxted RH8 0AJ

£2,250 Per Calendar Month

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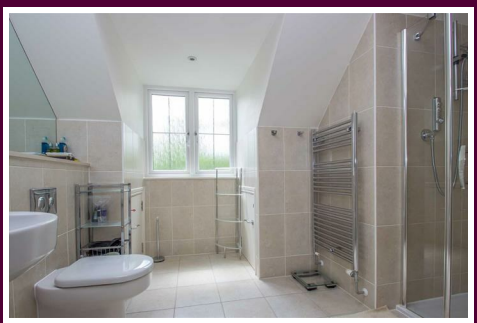




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Situation
Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted 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
From our office proceed up Station Road West and bear left into Station Approach. At the junction turn right under the railway bridge and at the mini roundabout proceed straight over into Bluehouse Lane. You will pass Oxted School and New Lodge Drive on your left and the property will be found after a short distance on your left hand side.

To Be Let
A recently built three bedroom terrace town house benefiting from modern day fixtures and fittings. The property is available unfurnished from early December. The accommodation arranged over three floors briefly comprises:

Entrance Hall

Cloakroom

Kitchen
Modern and extensive range of fitted units comprising sunken one and a half bowl sink unit, integrated drain, worktops, base drawers and cupboards, wall mounted cupboards, integrated washing machine, dishwasher, fridge freezer, five ring gas hob with cooker hood above, integrated double oven.

Living Room
Double doors to outside, built in storage cupboard under stairs.

Stairs to First Floor Landing

Bedroom Two

En-Suite Bathroom (Jack & Jill)
Connecting door to landing, comprising enclosed bath, hand shower attachment, low suite w.c., wash basin, heated towel rail.

Bedroom Three
Extremes.

Stairs to Second Floor Landing
Built in airing cupboard housing hot water tank and gas fired central heating boiler.

Bedroom One
Including fitted wardrobe cupboard, extractor.

En-Suite Shower Room
Large enclosed shower cubicle, low suite w.c.,

wash basin, two low level built in cupboards, heated towel rail.

Outside

To the front allocated parking for one vehicle. Visitors' parking. Rear garden has a small paved patio with steps leading to raised area of lawn, fully enclosed by fencing with rear gate leading to large communal area.

Council Tax Band E





Road Map



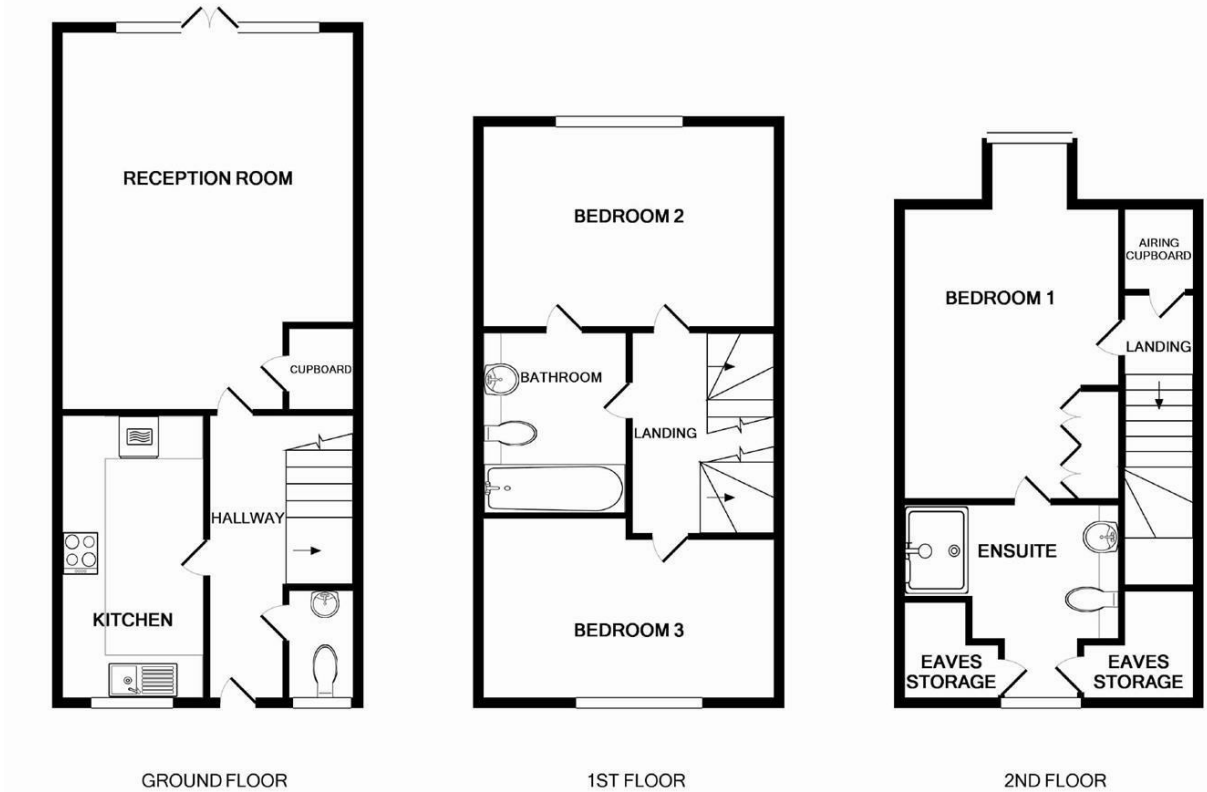
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

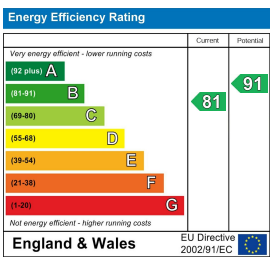
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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