

Payne & Co.



50 Silkham Road

Oxted RH8 0NY

Freehold

£525,000



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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 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 up Station Road West turning left at the station and at the 'T' junction with Bluehouse Lane turn right. Passing under the railway bridge you will come to a mini roundabout and take the left hand turning into Chichele Road. Silkham Road will be found on your right hand side after about ¼ mile and the property will be found on the right hand side.

To Be Sold

Occupying a particularly large plot of circa 1/3 acre (mainly woodland), an extended family home offering four bedrooms and two reception rooms. The property now requires general modernisation and offers a purchaser a superb opportunity to refurbish to their own taste. Further benefits include a garage en bloc and is within walking distance to Oxted town centre.

Front Door

Leading to,

Hallway

Built-in cloak cupboard, housing fuse board, stairs to first floor.

Living Room

Front aspect double glazed window, double doors to rear garden, open fire.

Study

Rear aspect double glazed window, boiler cupboard and sink.

Kitchen

washing machine, integral dishwasher, four ring gas hob with oven underneath, inset sink, breakfast bar, space for fridge freezer, double aspect window, door to side path.

Dining Room

Front aspect window overlooking front garden,

Stairs to First Floor Landing

Hatch to loft, cupboard housing hot water tank, cupboard with hanging rail and shelving.

Bedroom One

Double aspect windows, cupboard with hanging rail.

En-Suite Bathroom

Side aspect frosted double glazed window, bath

Tel: 01883 712261

with hand held shower, pedestal wash hand basin, low suite w.c.

Bedroom Two

Front aspect double glazed window, cupboard with hanging rail and shelving, further shelved cupboard.

Bedroom Three

Rear aspect double glazed window.

Bedroom Four

Rear aspect double glazed window.

Shower Room

Rear aspect double glazed frosted window, large shower cubicle, low suite w.c, vanity unit.

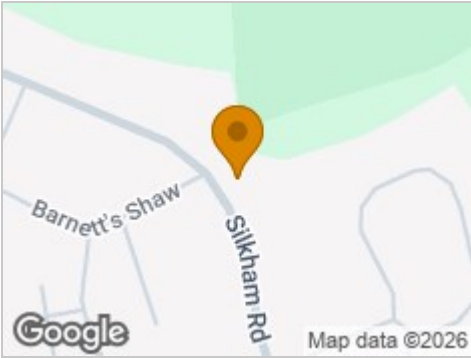
Outside

To the front is a driveway leading to garage, side access to a particularly long rear garden which is mostly wooded and approximately 1/3rd of an acre, patio and area of lawn.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



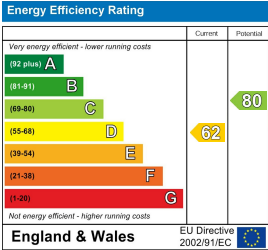
Floor Plan



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



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.