



39 Chestnut Copse

Oxted RH8 0JJ

Freehold

£575,000



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Situation

Located in a popular residential address convenient for Hurst Green mainline railway station with service to East Croydon and London. Hurst Green has both an infant and junior school. Oxted town centre is approximately two miles and offers a wide range of shopping facilities together with leisure pool complex, cinema and library. 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

Approaching Oxted on the A25 from Godstone, at the traffic lights (Morrisons supermarket on the left) proceed straight on to the second set of traffic lights at Limpsfield. Turn right into Wolfs Row which becomes Pollards Wood Hill and then Red Lane. Eventually turn right into Chestnut Copse, and then right again.

To Be Sold

Available with NO ONWARD chain is this extended semi detached home located in a popular address requiring some modernisation and offers scope to extend (STPP). The property benefits from ample off road parking and a beautiful rear garden which offers a high degree of seclusion.

Hallway

Featuring a built-in under-stairs cupboard providing useful storage, and stairs lead up to the first-floor accommodation.

Kitchen/Breakfast Room

A well-appointed and extended kitchen comprising a range of wall and base units, fitted with two sinks, a built-in double Neff oven, electric hob and extractor hood. There is ample room for a freestanding fridge and a table and chairs. The room enjoys a rear aspect and provides access through to the utility room.

Utility Room

Space for free standing appliance, washing machine and dishwasher. The room has a Belfast sink and doors to the rear garden and garage.

Lounge/Dining Room

A comfortably sized, double aspect room with sliding patio doors to the rear garden, and feature electric fire place.

Cloakroom

Fitted with a low level W/C and hand wash basin, with window to the side of the property.

First Floor Landing

The landing provides access to an airing cupboard housing the water tank and fitted with slatted shelving, a further storage cupboard, and access to the loft.

Tel: 01883 712261

Bedroom One

Double bedroom with views to the front of the property and three built-in wardrobes.

Bedroom Two

Double bedroom overlooking the rear of the property with single built-in wardrobe.

Bedroom Three

Single bedroom overlooking the rear of the property, with a single built-in wardrobe.

Bathroom

A fully tiled bathroom with front aspect, fitted with a paneled bath incorporating a hand-held shower attachment, wash hand basin and low level W/C.

Garage

Single garage.

Outside

To the front of the property there is a brick-laid driveway providing off-road parking for two

vehicles, alongside a neatly maintained lawned garden.

The attractive rear garden is thoughtfully arranged, comprising patio, lawn and flowerbed areas, and further enhanced by a greenhouse, summer house and a charming water feature in the form of a stream leading to a pond. Beyond a pergola, there is an additional section of the garden housing two sheds.

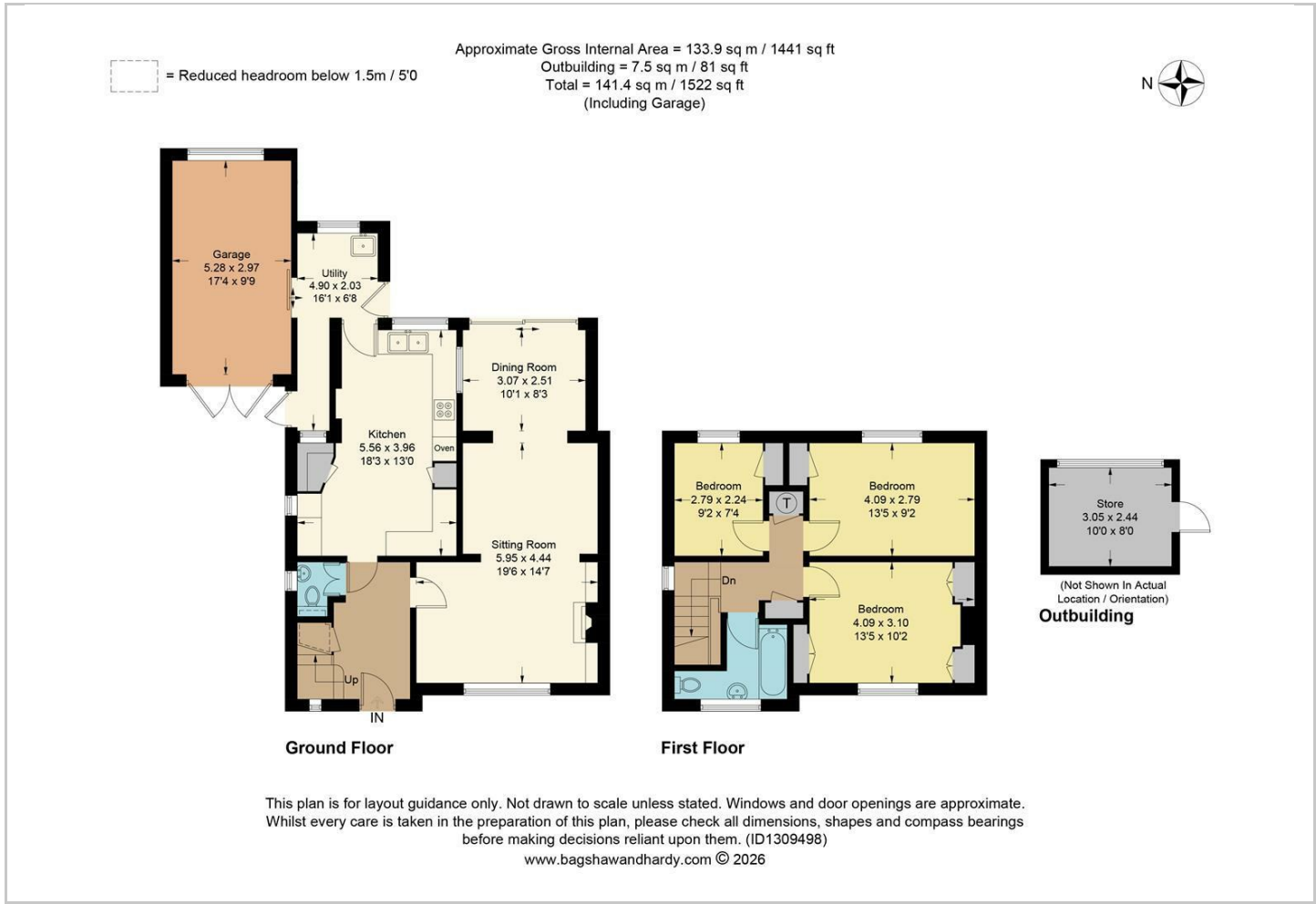
Council tax Band D



Road Map



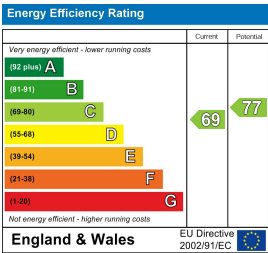
Floor Plan



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



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