



## 164 Bluehouse Lane

Limpsfield Oxted RH8 0AR

Leasehold

£425,000



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## Situation

Located close to Limpsfield Village with local public house, cafe, shop/post office, infant school and tennis club. Approximately  $\frac{3}{4}$  mile away is Oxted town centre which 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

For SatNAV use RH8 0AR

## To Be Sold

A deceptively spacious and recently modernised first floor maisonette with attractive southerly far reaching views southerly views and a large private garden. The property is available with no onward chain.

## Entrance Hall

Stairs to first floor, low level built-in storage cupboard.

## Landing

Picture window overlooking communal garden,

built-in storage cupboard partly shelved., door to.

## Kitchen

Modern Shaker units comprising single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, integrated Zanussi dishwasher, integrated stainless steel low level oven, four ring electric hob above, cooker hood, space for upright fridge freezer, plumbing available for washing machine, deep built-in storage cupboard with electric light, cupboard housing Glow Worm gas fired central heating boiler, front aspect window overlooking communal garden.

## Bedroom One

Twin fitted double wardrobe cupboards, rear aspect window enjoying far reaching views.

## Bedroom Two

Side aspect window, trap to loft.

## Bathroom

Modern wite suite of enclosed bath with separate shower fitment above, pedestal wash basin, low suite w.c, chrome heated ladder towel rail, tiled walls.

## Outside

A good size private rear garden accessed via a path from the side of the property, mainly laid to

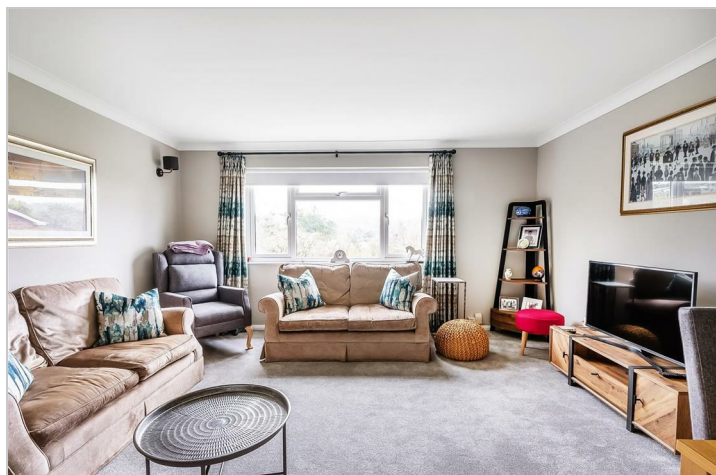
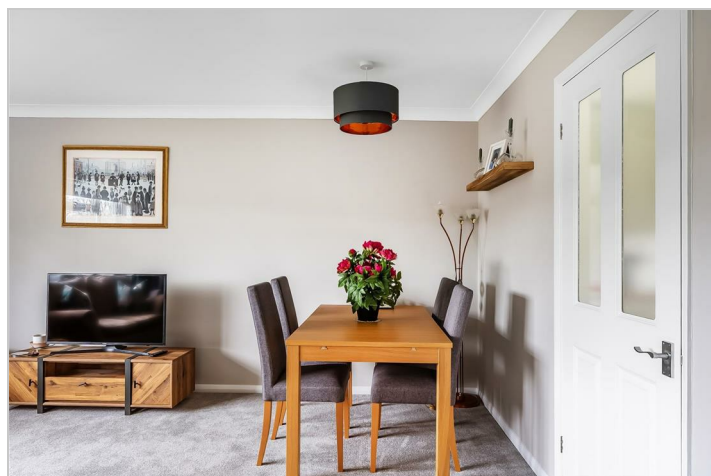
lawn with mature boundary hedging and shrub borders, a garden shed, decked area with summer house.

Garage en bloc close by.

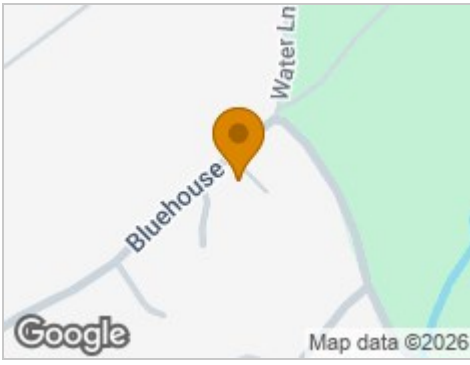
**Tandridge District Council Tax Band D**

Lease details - we understand there are approximately 125 years remaining.

Ground rent and Service Charge combined £411.92 per annum



## Road Map



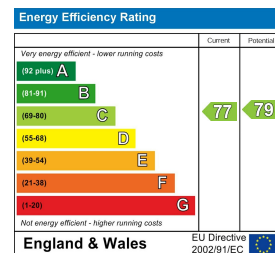
## Floor Plan



## 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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