

Payne & Co.



42 Master Close

Oxted RH8 9NA

**Share of
Freehold**

£355,000



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Situation

Within a minutes walk of Oxted town centre and railway station with service of trains to East Croydon and London, Oxted offers a wide range of shopping facilities together with leisure pool complex, cinema and library. 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 right onto Church Lane with Master Park on your left-hand side. After a very short distance on the right is Master Close and number 42 will be found on your right-hand side.

To Be Sold

This two bedroom first floor maisonette has a fantastic outlook over Master Park and is ideally situated in the centre of Oxted. The property has the benefit of a GARAGE, enjoys communal gardens and is available with NO ONWARD CHAIN.

Entrance Vestibule

Low level fitted cupboard housing electric meter, stairs to first floor.

First Floor Landing

Built in shelved cupboard, view towards North Downs.

Kitchen

Modern Shaker style units comprising 1 1/2 bowl, single drainer sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards and display units, integrated slimline dishwasher, integrated Bosch washer dryer, 4 ring electric hob with cooker hood above, integrated oven and microwave above, integrated fridge freezer, wall mounted and concealed gas fired central heating boiler, attractive outlook over Master Park and the North Downs.

Living Room

Large picture window overlooking Master Park, fitted electric fire.

Bedroom One

Fitted wardrobe cupboards, outlook over communal gardens.

Bedroom Two

Fitted double wardrobe cupboard and outlook over communal garden.

Shower Room

Large walk in shower cubicle,, vanity unit, low suite w.c, chromes heated ladder towel rail

Outside

Communal gardens and grounds laid predominantly to lawned areas. Garage in block closeby.

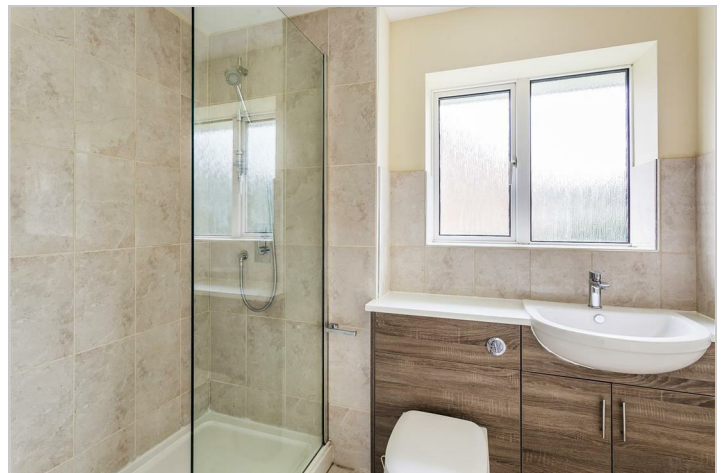
Notes

Maintenance Charge £1,408 pa - paid quarterly
£351.50

Share of Freehold

No Ground Rent

Tandridge District Council Tax Band C



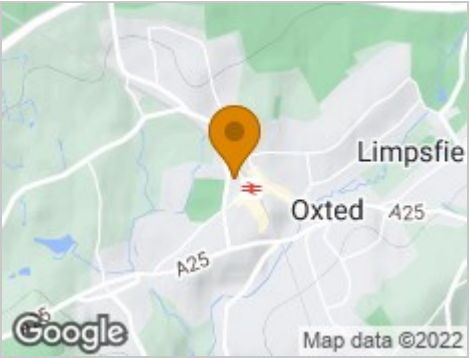
Road Map



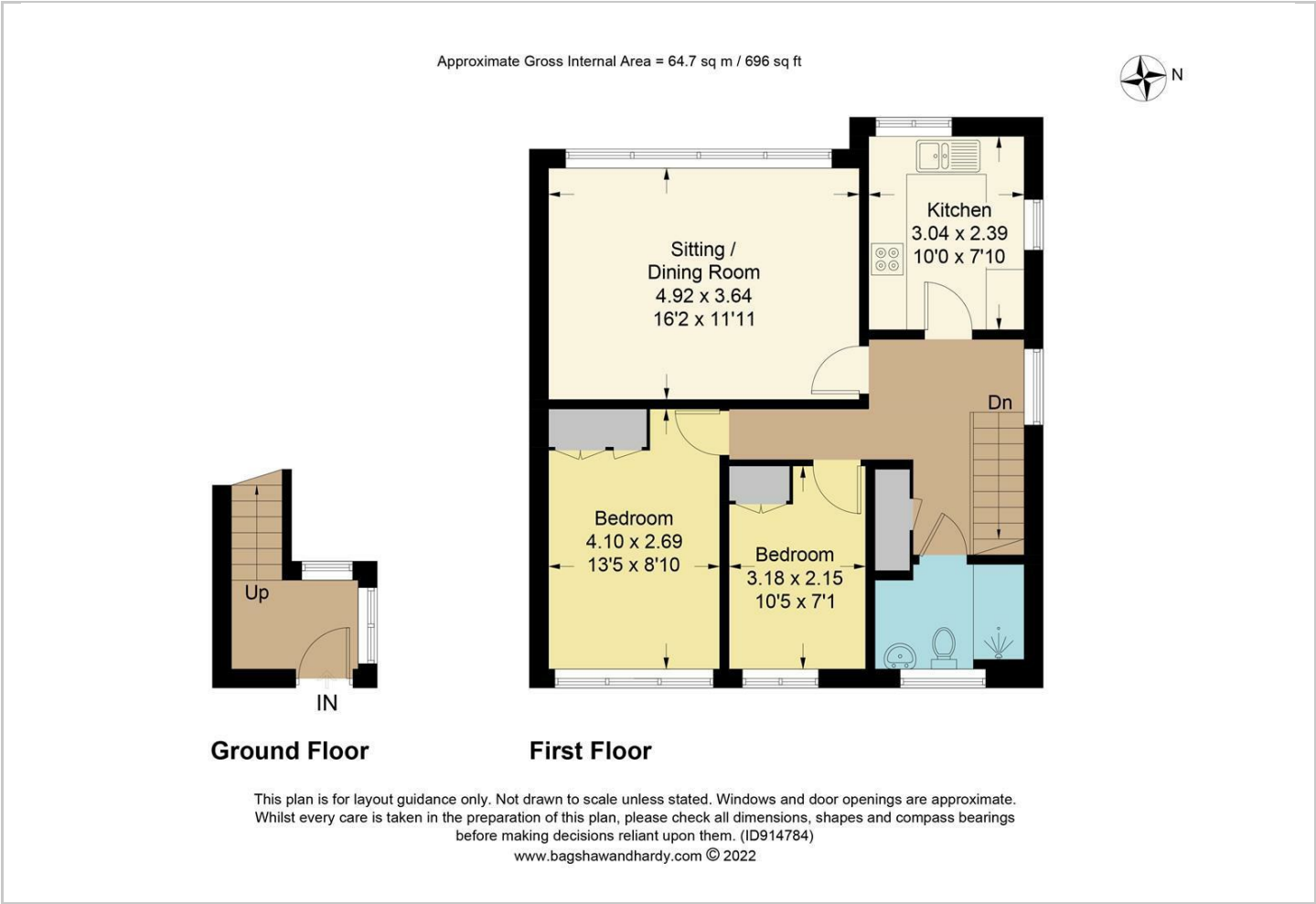
Hybrid Map



Terrain Map



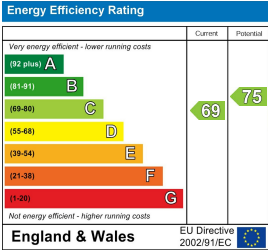
Floor Plan



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.