

# Payne&Co.



**42 Master Close**  
Oxted RH8 9NA

Share of  
Freehold

**£355,000**



# 42 Master Close

Oxted RH8 9NA

**£355,000**



## **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**



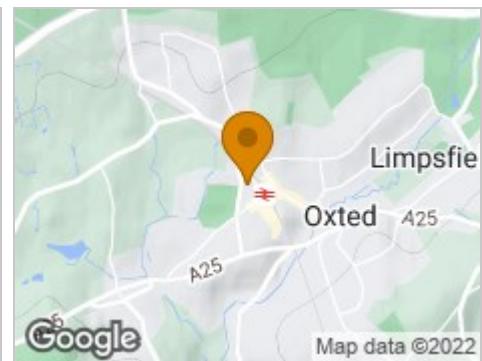
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



Ground Floor

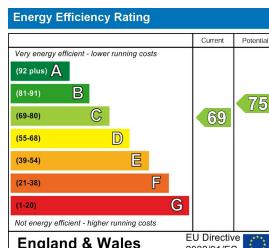
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID914784)  
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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



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