

# Payne & Co.



**2 East Hill Road**

**Oxted RH8 9HZ**

**£1,450 Per Calendar Month**





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## **Situation**

Mayne House is located in central Oxted and within striking distance of all amenities. Oxted town centre offers a wide range of shopping facilities together with swimming 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. A wide variety of sporting and recreational facilities are available within the district including the renowned Tandridge Golf Club. For the M25, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## **Location/Directions**

Approaching Oxted from the direction of Godstone proceed to the brow of the hill, just before the traffic lights at Morrisons supermarket and take the second turning on our left hand side into East Hill Road. Proceed to the end of the road and Mayne House will be found just before the roundabout on your left hand side.

## **To Be Let**

A well presented first floor apartment situated in central Oxted and adjacent to Master Park. Available from mid March.

## **Front Door**

With entry phone system, leading to,

## **Hallway**

Spacious hallway with large storage cupboard with double doors, steps up to airing cupboard housing hot water tank, further cupboard, doors to,

## **Bedroom**

Front aspect double glazed Georgian style sash window, wardrobe cupboard with sliding doors, radiator.

## **Bathroom**

Extractor fan, three piece white sanitary suite comprising shower bath with fully tiled walls, power shower, glass shower screen vanity unit with mixer tap and storage below, mirror over, w.c with hidden cistern, heated towel rail, ceramic tiled flooring.

## **Sitting Room**

Single and triple aspect Georgian style sash windows, radiator, double doors to,

## **Kitchen**

Side aspect double glazed Georgian style sash window, work surfaces with matching upstands, modern range of eye and base level units, inset stainless steel sink with mixer tap, under counter integrated AEG single oven with integrated 4 ring gas hob with glass splashback and extractor over, built-in AEG microwave, integrated fridge/freezer and Blomberg slimline dishwasher, wall mounted Glow-worm boiler.

**Tel: 01883 712261**

## Outside

Allocated parking space, visitors parking.

## Tandridge District Council Tax Band D



Road Map



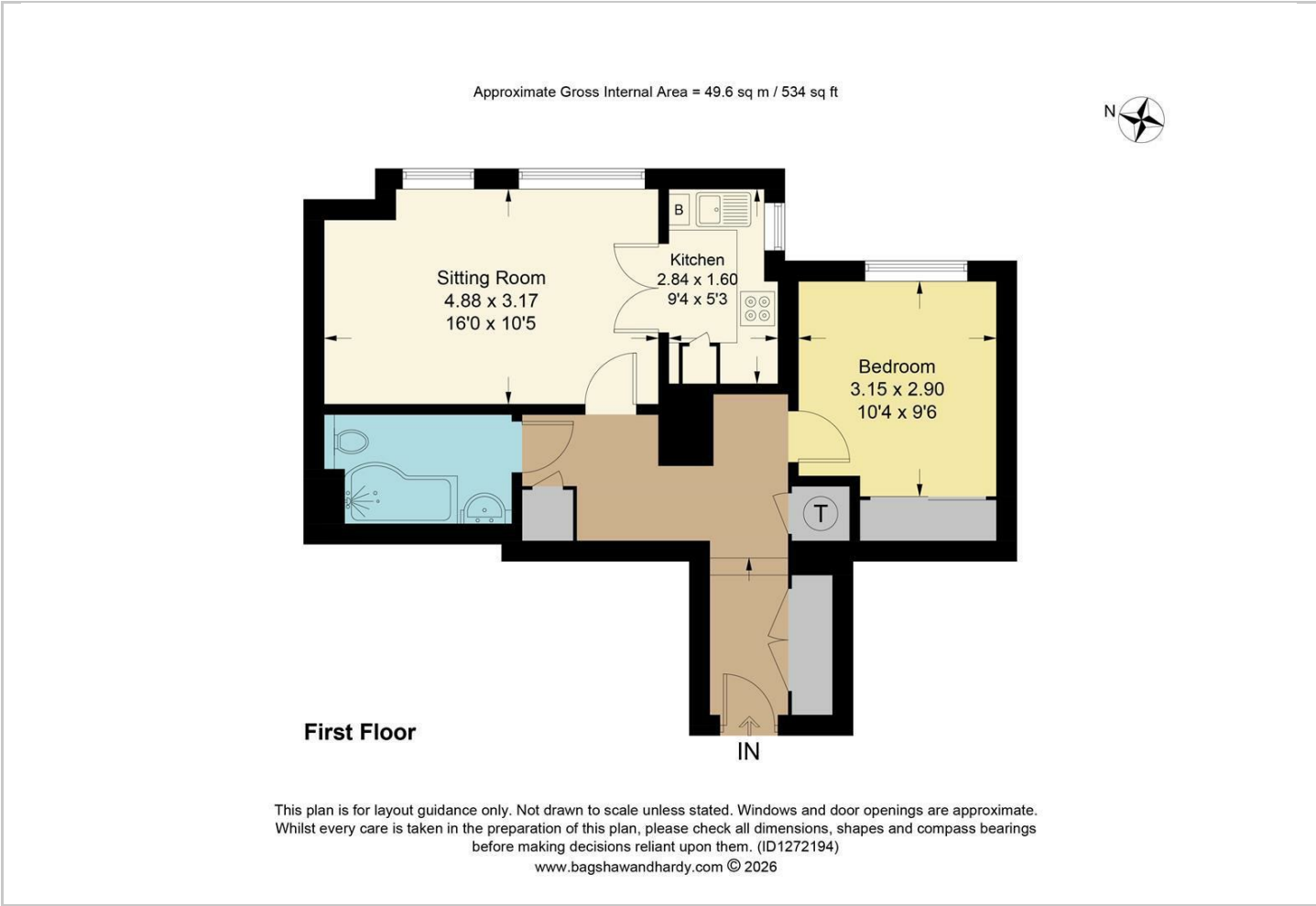
Hybrid Map



Terrain Map



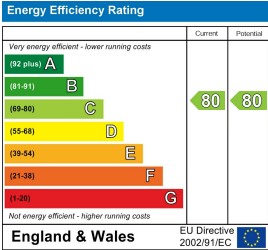
Floor Plan



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



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