Payne&Co.

5 Westlands Way

Freehold

Oxted RH8 0NB

£795,000

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Situation

Oxted town centre 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

Proceed down Station Road West to the roundabout and take the last exit. You will pass Master Park on your left, continue straight on under the bridge into Barrow Green Road. Take the fourth turning on the right into Gordons Way and you will then pass Eastlands Way and Central Way on your right and the next turning on the same side of the road is Westlands Way. The property will be found on your right hand side.

To Be Sold

An extended semi-detached family home offered to the market in excellent condition, offering adaptable and versatile accommodation over three floors.

Entrance Hall

Entrance hall featuring useful understairs storage and a built-in cupboard. A window to the side elevation provides natural light, while stairs rise to the first-floor landing. A door leads through to the sitting room.

Sitting Room

A bright front-aspect reception room featuring a bay window, wooden flooring and an AGA wood-burning stove set within an attractive fireplace recess with oak mantel. A wide opening leads seamlessly into the kitchen/dining room, creating an ideal space for modern living and entertaining.

Kitchen/Dining Room

A modern kitchen/dining room with a decorative feature fireplace, two built-in shelved cupboards and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, incorporating an integrated oven, electric hob with extractor hood and sink with drainer. There is space for a freestanding fridge/freezer, washing machine and dishwasher. A stable door provides side access to the property.
Enjoying views over the rear of the property, the kitchen also benefits from an integrated hot and cold air heater concealed within a base unit.

First Floor Landing

Stairs leading to second floor accommodation and doors to:

Bedroom Two
Double bedroom with bay window overlooking the front of the property with two built in wardrobes and attractive fire place.

Bedroom Three
Double Bedroom with built in wardrobe and rear aspect.

Bedroom Four
Single bedroom over looking the front of the property.

Bathroom
Overlooking the rear garden, this fully tiled bathroom is fitted with an L-shaped panelled bath with rainfall shower over and handheld attachment, vanity unit with inset wash hand basin, low-level WC and heated towel rail. The room further benefits from underfloor heating.

Bedroom One
A generous double bedroom overlooking the rear garden, featuring a Juliet balcony, fitted wardrobes and drawers, and useful eaves storage. The room also benefits from access to an en-suite shower room.

En-Suite Shower Room
Fully tiled and fitted with a walk-in shower featuring a rainfall shower head and handheld attachment, low-level WC, vanity unit with inset wash hand basin, and heated towel rail. The room further benefits from underfloor heating.

Outside
To the front of the property, there is off road parking for two vehicles, with lighting and access to the rear of the property and a storm porch framing the front entrance.
The rear of the property is enclosed and fully paved with lighting, housing a garden office and separate storage shed with power and lighting..

Garden Office
Double doors, with under floor heating, power and lighting.

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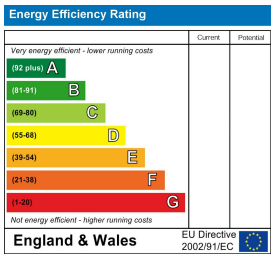
Road Map

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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