

Payne & Co.



6 West View Cottages Tandridge Lane

Freehold

Oxted RH8 9NJ

£625,000



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Situation

Located in Tandridge village centre with its local public house, junior school and church, within close proximity to Oxted town centre offering a wider range of facilities including railway station with regular commuter service to Croydon and London is just over two miles away. Access to the M25 motorway (junction 6) is also about two miles away and provides links to Gatwick, Heathrow and the Channel Ports.

Location

From Oxted head west on the A25 and turn left at the roundabout just after Tandridge Golf Course. Continue into the village and the property can be found on your left hand side just after the Barley Mow public house.

To be Sold

A charming three-bedroom semi-detached home, dating back around 100 years. The property benefits from double glazing throughout and features a stunning rear garden. Furthermore, there is the added advantage of approved planning permission for an extension, offering excellent potential for further enhancement.

Hallway

Hallway with stairs leading to the first floor landing and oak doors leading to both the lounge/diner and family bathroom

Lounge/Dining Room

A light and comfortable double aspect lounge/dining room, with wooden flooring and ornamental fire place (but has chimney) and attractive stone hearth, leading through an archway into the kitchen.

Kitchen

Double aspect with door leading to the extensive rear garden, comprising of a range of floor and wall cabinets, with free standing range master cooker, 1.5 sink and drainer, with space for a washing machine and under counter fridge. The kitchen further benefits from a tiled flooring and understairs storage.

Bathroom

Partially paneled bathroom comprising of bath, with over bath shower, low level W/C and hand wash basin.

First Floor Landing

With views to the rear of the property and doors leading to all three bedrooms

Bedroom One

Double bedroom with views to the rear of the property and pocket door leading to en-suite

EnSuite Shower Room

With views to the front of the property the en-suite comprises of a large walk in electric shower with built in basin and vanity unit, low level W/C and radiator with towel rail.

Tel: 01883 712261

Bedroom 2

Double bedroom with views to the front of the property, benefiting from a built in cupboard and recess for wardrobe.

Bedroom 3

Single bedroom with views to the rear of the property.

Outside

This property benefits from a stunning mature rear garden extending to approximately 132ft, arranged over five terraces with a water feature. Offering a delightful combination of lawn area and thoughtfully arranged spaces for out door entertainment, creating a peaceful and picturesque setting for keen gardeners and families alike.

A driveway runs down the side of the house, with parking for several cars and leads to a single garage, with electric roller door and power supply.

A garden shed and covered area provide further

outside storage.

To the front of the house, there is an enclosed well maintained lawned garden, with mature flower bed and pathway to the front door.

Tandridge Council Tax E



Road Map



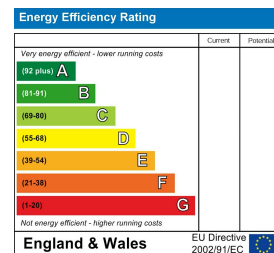
Floor Plan



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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