

Payne & Co.



35 Master Close
Oxted, RH8 9NA

Leasehold

A newly refurbished first floor maisonette within a small, sought after private close and situated in the heart of Oxted town centre with its wealth of local amenities, commuter railway station and Master Park. The property has the benefit of a double glazed windows, gas central heating and there is also a garage in a block closeby.

£365,000

35 Master Close

, Oxted, RH8 9NA



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/Directions

From our office proceed down Station Road West to the roundabout with Church Lane. Turn right and continue along Church Lane with Oxted Master Park on the left hand side. After a very short distance Master Close will be found on your right and No. 35 on your right hand side.

To Be Sold

A newly refurbished first floor maisonette

within a small, sought after private close and situated in the heart of Oxted town centre with its wealth of local amenities, commuter railway station and Master Park. The property has the benefit of a double glazed windows, gas central heating and there is also a garage in a block closeby.

Entrance Vestibule

Tiled floor, low level meter cupboard, stairs to first floor.

First Floor Landing

Large built-in storage cupboard, trap to loft.

Living Room

Front aspect double glazed picture window, radiator, outlook over the Close.

Kitchen

Recently fitted kitchen comprising single bowl single drainer stainless steel sink unit, base drawers and cupboards, matching wall mounted cupboards, four ring gas hob with cooker hood above, integrated appliances of oven, fridge freezer, and slimline dishwasher, plumbing available for washing machine, large built-in pantry housing wall mounted Glow Worm gas fired central heating boiler.

Bedroom One

Rear aspect double glazed window, with outlook over communal garden.

Bedroom Two

Rear aspect double glazed window, with outlook over communal garden.

Modern Shower Room

Walk-in shower, vanity unit, low suite w.c, heating towel rail, fully tiled walls.

Outside

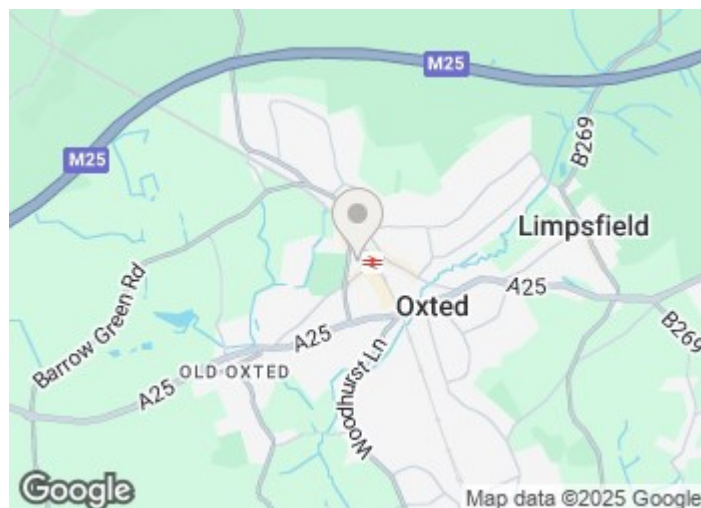
Communal gardens and grounds, garage en bloc, and permit parking is available.

Notes

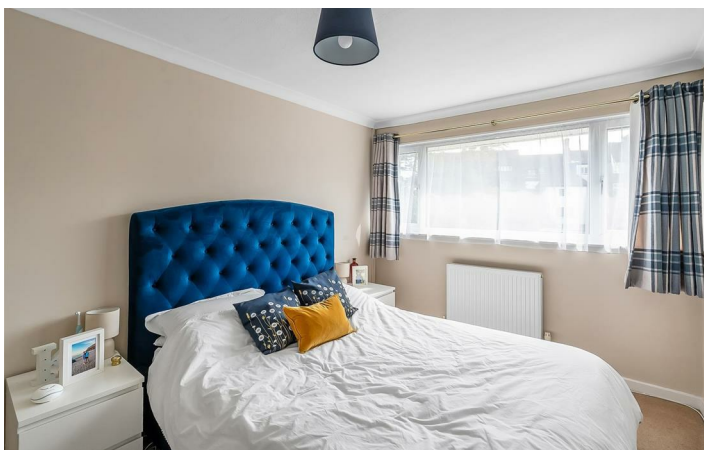
Transfer fee £500 - ask agent for more detail.

Maintenance Charge £1,555 per annum (Collected Quarterly £388.75)

Tandridge District Council Tax Band C



Directions



Floor Plan

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1238790)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 