

# Payne & Co.



**31 Central Way**

Oxted RH8 0LZ

**Freehold**

**£880,000**





# 31 Central Way

Oxted RH8 0LZ

£880,000



## 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

Approaching Oxted from Godstone on the A25, take the turning on the left into Church Lane (opposite the Total petrol station) and proceed along Church Lane to the roundabout. Turn left, continue along Church Lane and proceed straight on into Barrow Green Road. Continue under the railway bridge and take the fourth turning on the right into Gordons Way. After passing Eastlands Way, take the next turning on the right which is Central Way. Proceed up Central Way and number 31 will be found on the right hand side.

## To Be Sold

An extended detached family home offered to the market in excellent condition, offering adaptable and versatile accommodation over two floors. The property offers 3 large reception

rooms good size garden, garage and ample driveway parking.

## Entrance Vestibule

Double doors to;

## Entrance Hall

Stairs to first floor.

## Cloakroom

Low suite w.c, wash hand basin, low level fitted cupboards.

## Lounge

Bay window to front overlooking front garden.

## Dining Room

Deep built in storage cupboard housing Vaillant gas central heating boiler, double doors to :

## Playroom/Study

Double glazed sliding patio door leading to rear garden.

## Kitchen/Breakfast Room

Modern and extensive range of fitted units comprising one and a half bowl single drainer sink unit, white laminate units comprising base drawers and cupboards, matching wall mounted cupboards, plumbing available for washing machine and dishwasher, stainless steel 5 ring electric hob with cooker hood over, integrated stainless steel double oven and microwave, integrated fridge/freezer, door leading to rear garden, tiled floors, door to;

Tel: 01883 712261

### **Single Garage**

Electric roller door, electric light and power.

### **Stairs to First Floor Spacious Landing**

#### **Bedroom One**

Front aspect window, built-in wardrobe cupboard.

#### **Bedroom Two**

Deep built-in airing cupboard housing hot water tank, built-in wardrobe cupboard.

#### **Bedroom Three**

Outlook over rear garden.

#### **Bedroom Four**

Front aspect window.

#### **Shower Room**

Large walk-in shower with Aqualisa controls, vanity unit, heated towel rail.

#### **Separate W.C**

Low suite w.c, vanity unit.

### **Outside**

Brick paved driveway providing parking for two cars with adjacent area of lawn, side access to; Large Rear Garden which enjoys a full width patio / entertaining area. From here there is a sweeping pathway which leads to the far end of the garden and adjacent level area of lawn. There are an abundance of shrub borders and also a useful garden shed.

### **Tandridge District Council Tax Band E**



Road Map



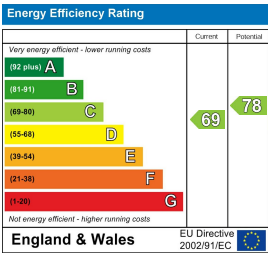
Floor Plan



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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