

Payne & Co.



14 Church Way

Oxted, RH8 9EA

A modern detached bungalow available from April with a large South facing garden and close to mainline station and located in a sought after road.

£2,400 Per Calendar Month

14 Church Way

Hurst Green, Oxted, RH8 9EA



- 2 Bedrooms
- Living Room
- Gas Central Heating
- Large South Facing Rear Garden
- Bathroom
- Kitchen/Breakfast Room
- Parking
- Cloakroom
- Double Glazed
- Garage (Storage)

Situation

14 Church Way is located in a sought after address within easy walking distance of Hurst Green mainline railway station, shops and school. Furthermore Oxted town centre is a short drive away and 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 and turn left into East Hill Road to the junction with the A25. Turn left and at the traffic lights (Morrisons supermarket entrance on your left) turn right into Woodhurst Lane. Proceed along

Woodhurst Lane ignoring all left and right hand turnings and eventually you will pass Oast Road on your left, opposite Tanhouse Road on your right turn left into Church Way. Proceed along Church Way and the property will be found after a short distance on your right opposite the Church.

To Be Let

A rarely available detached bungalow available from April for a minimum period of 12 months. The property benefits from gas central heating, double glazed windows and a particularly large south facing garden. The accommodation with approximate dimensions comprises;

Spacious Entrance Hall

Built-in airing cupboard, trap to loft.

Lounge

Coal effect gas fire, double glazed sliding patio door leading to rear garden.

Kitchen/Breakfast Room

The landlord is currently considering having a new kitchen fitted.

Bedroom One

Bedroom Two

Bathroom

Enclosed bath with mixer tap and hand shower attachment, separate shower above, pedestal wash basin.

Separate WC

Low suite w.c.

Outside

Ample parking to the front of the property and narrow side access to garage which is ideal for storage purposes. The rear garden is a particular feature with a large brick paved patio leading to a level area of lawn.

Tandridge District Council Tax Band F



Directions



Floor Plan



TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	