

# Payne & Co.



**5 Westerham Road**

**Limpsfield Oxted RH8 OEP**

**Freehold**

**£599,000**



# 5 Westerham Road

Limpsfield Oxted RH8 0EP

£599,000



## **Situation**

5 Westerham Road is in an extremely convenient location and is within easy walking distance of Oxted town centre offering 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. At the junction with the A25 turn left. At the traffic lights proceed straight over, up the hill passing Snatts Hill on your left and the property will then be found after a short distance on the left hand side.

## **To Be Sold**

A most attractive cottage ideally positioned within easy walking distance of the town centre and mainline station benefiting from a particularly large garden with the overall plot approximately 0.25 acre. The property is being sold with no onward chain.

## **Side Entrance Door**

### **Entrance Hall**

Stairs to first floor.

### **Sitting Room**

Open fireplace (current log burner being removed), front aspect window.

### **Dining Room**

Engineered oak flooring, deep built-in eaves cupboard.

### **Kitchen**

Modern shaker style units comprising one and a half bowl ceramic drainer and sink unit, base drawers and cupboards, matching wall mounted cupboards, solid timber worktops, integrated dishwasher, stainless steel double oven with Bosch grill above, door to outside, engineered oak flooring.

### **Utility Cupboard**

Housing plumbing available for washing machine and additional storage.

### **Bathroom**

Modern white suite of enclosed bath with mixer tap and separate shower above, low suite w.c, vanity unit, chrome heated ladder towel rail.

### **Stairs to First Floor**

Galleried landing, fitted linen cupboard.

### **Bedroom One**

Ornate style fireplace (display purposes only), front aspect window, range of wardrobe cupboards.

### **Bedroom Two**

Rear aspect window, wardrobe.

### **Bedroom Three**

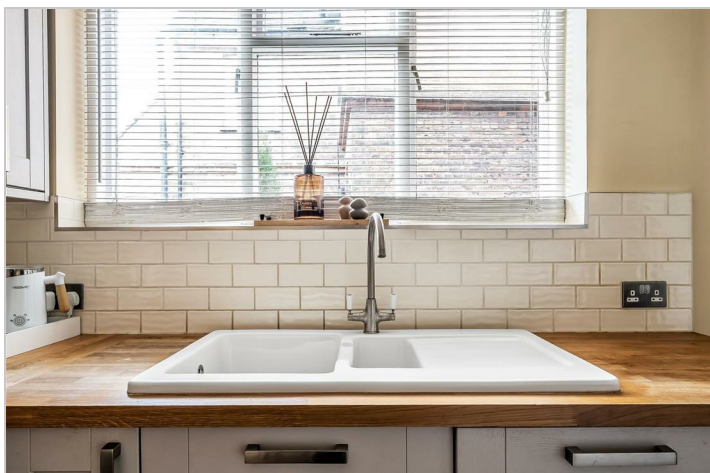
Rear aspect window, wardrobe.

### **Outside**

There is an area of garden to front with various shrubs and boundary hedging. From here there is side access which leads to the rear garden via a crazy paved pathway and an ideal entertaining area with pergola. The garden is predominantly in to areas with a narrow area of lawn with mature boundary hedging with a rear gate which then opens up to a large expanse of lawn. There is a garden store for lawnmowers etc. as well as two further sheds towards the far end. This garden is a particular feature of the property and

offers a high degree of seclusion from neighbouring properties.

**Tandridge District Council Tax Band E**



## Road Map



## Hybrid Map



## Terrain Map



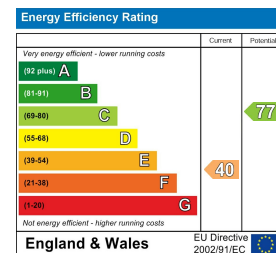
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.