

# Payne & Co.



**5 Chalkpit Wood**  
**Oxted, RH8 0LT**

**Leasehold**

An extremely well presented and deceptively spacious first floor maisonette within walking distance of Oxted town centre and mainline station. The property is being sold with the benefit of no onward chain.

**£275,000**

# 5 Chalkpit Wood

, Oxted, RH8 0LT



- 2 Bedrooms
- Kitchen
- Ample Storage
- Bathroom
- Double Glazed Windows
- Small Ground Floor Seating/Courtyard Area
- Living Room
- Gas Central Heating

## 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 and turn right into Church Lane. You will pass Master Park on your left and then proceed straight on into Barrow Green Road, taking the fourth turning on the right into Gordons Way. Proceed into Gordons Way, take the first turning on your right into Eastlands Way and at the far end, the property will be found diagonally to your left hand side.

## To Be Sold

An extremely well presented, light and airy and deceptively spacious first floor maisonette having been recently modernised. The property benefits from double glazed windows, gas central heating and a small private seating area/courtyard and is available with no onward chain. Parking for one car. The accommodation briefly comprises;

### Ground Floor Secure Entry Door

To first floor. Door to the flat.

### Long Entrance Hall

Mounted entry phone, laminate flooring, three built-in storage cupboards.

### Living Room

Large picture window to front, laminate flooring, opening to;

### Kitchen

Ceramic 1½ bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, integrated stainless steel oven and 4 ring electric hob over, stainless steel cooker hood, upright fridge freezer, Beko washing machine.

## Bedroom One

Extensive range of fitted wardrobe cupboards, dressing table, window overlooking the rear.

## Bedroom Two

Extensive range of fitted wardrobe cupboards/storage.

## Bathroom

White suite of enclosed bath with electric shower above, vanity unit, chrome heated ladder towel rail, tiled flooring.

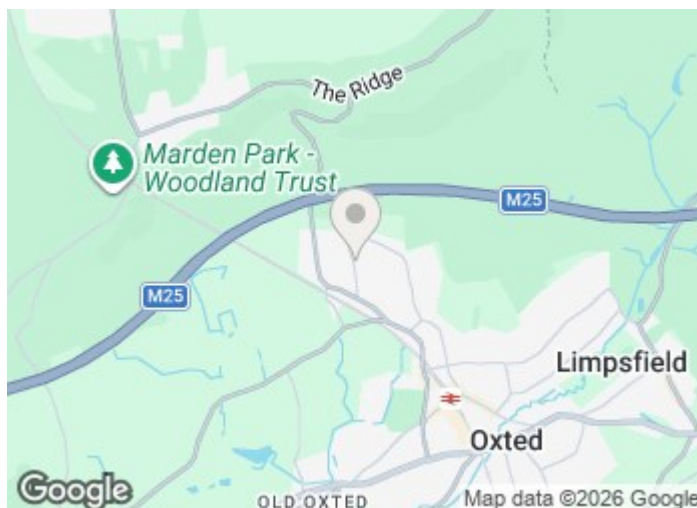
## Outside

Small private courtyard/seating area. Parking for one car.

## Notes

There is 175 years remaining on the lease. The service charge up to 24/3/25 was £524.52 which includes building insurance.

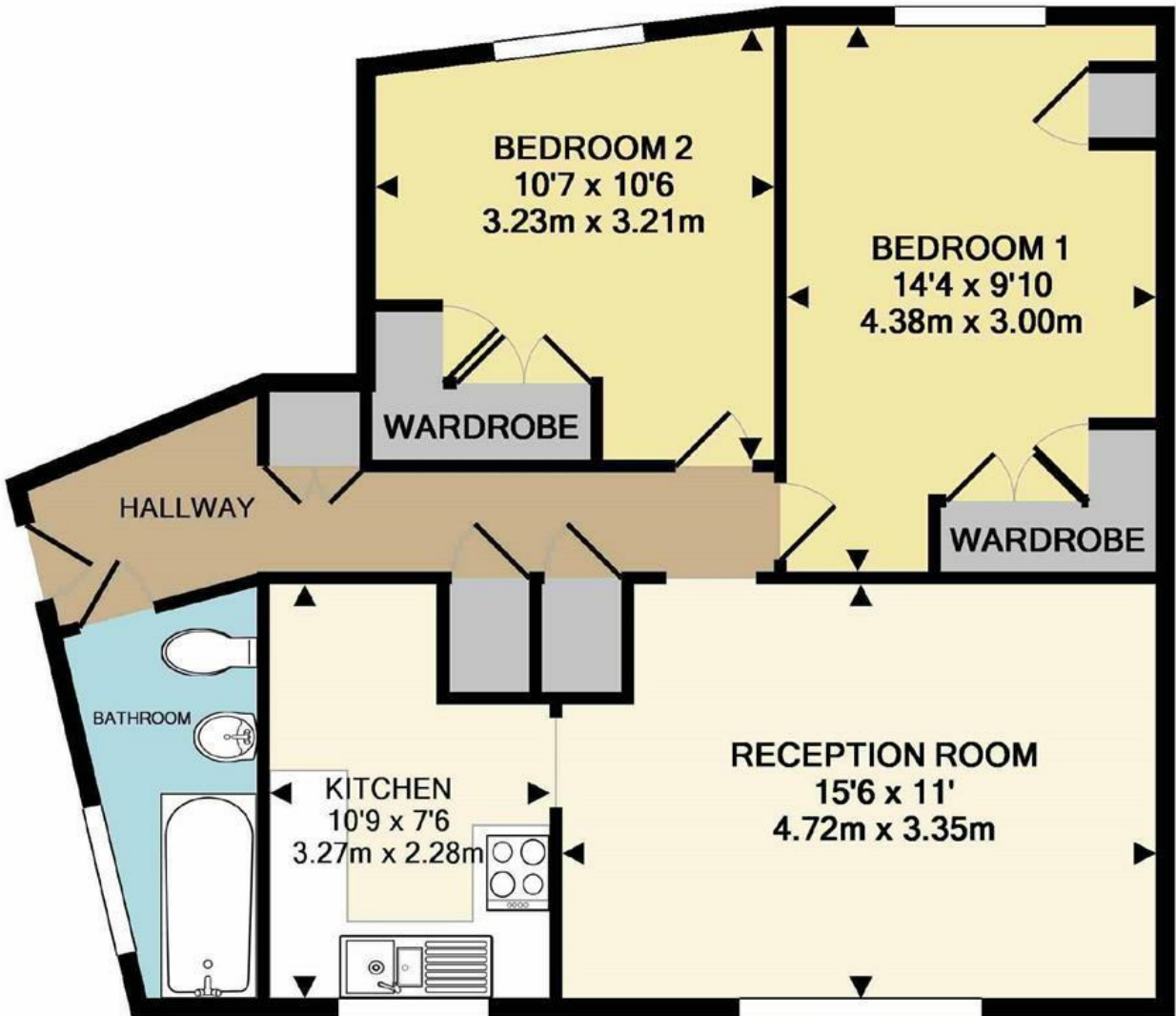
## Tandridge District Council Tax Band C



## Directions



# Floor Plan



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	