

# Payne & Co.



**39 Westerham Road**

**Limpsfield Oxted RH8 OEP**

**Freehold**

**£625,000**



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Limpsfield Oxted RH8 0EP

£625,000



## Situation

1 HOMELEA 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, health centre, private GP centre 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

An attractive older style semi detached home with accommodation over three floors and enjoys some characterful features and now requires general modernisation and improvement. The property is available to the

open market with no onward chain, has the benefit of a long rear garden of approximately 170ft and is close to the town centre. There is sliding sash windows with secondary glazing to the front of the property and double glazing to the rear.

## Enclosed Entrance Porch

## Entrance Hall

Stairs to first floor.

## Inner Hallway

Storage cupboard under stairs.

## Sitting Room

Bay window to front, fitted gas fire with tiled surround.

## Dining Room

Brick faced fireplace (we are advised this could be used, subject to it being swept and inspected as it was used a few years ago), large picture window to the rear.

## Kitchen/Breakfast Room

A limited number of units, comprising single bowl single drainer sink unit, plumbing available for washing machine and space for tumble dryer, space for cooker, space for fridge freezer, high level wall mounted Worcester gas fired central heating boiler, built-in storage cupboard, wall cupboards, base drawers and cupboards,

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window overlooking rear garden, door to outside.

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

Stairs to second floor.

### **Bedroom One**

Sliding sash window to front, full length range of fitted wardrobe cupboards with sliding mirror doors.

### **Bedroom Two**

Ornate style fireplace (display purposes only), attractive outlook over rear garden.

### **Large Bathroom**

Dated white suite of enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, low suite w.c, built-in linen cupboard housing hot water cylinder.

### **Stairs to Second Floor**

Built-in eaves storage cupboard, attractive outlook over rear garden and neighbouring land.

### **Outside**

Small area of front garden with various shrubs, narrow driveway providing access to single garage with up and over door and adjacent additional parking area.

The rear garden has a raised paved patio with three steps leading to a large expanse of lawn with Yew, Privet and Beech boundary hedging. The garden is of good proportion approaching 170ft and has two garden sheds and a timber summer house. Adjacent to the property is a timber log store.

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



## Road Map



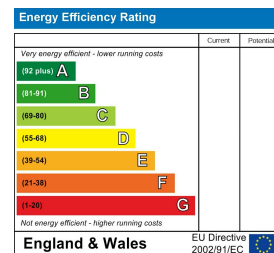
## Floor Plan



## 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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