

Payne & Co.



31 Westerham Road

Freehold

Oxted RH8 OEP

£495,000



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Situation

31 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

Now requiring complete modernisation and improvement is this attractive older style characterful house which is being sold with no onward chain. The property benefits from driveway parking, a secluded rear garden and is within a short walk of Oxted town central and mainline station (London 35 mins)

Open Fronted Storm Porch

Entrance Hall

Part wood panelled walls, leading to;

Lounge / Dining Room

Natural wood flooring, ornate style fireplace with timber surround, sliding sash window to front into bay window, stairs to first floor, sliding sash window to rear.

Kitchen

Single bowl single drainer stainless steel sink unit, door to outside, space for fridge/freezer and cooker.

Stairs to First Floor Landing

Trap to loft.

Bedroom One

A large room with natural wood flooring, sliding sash window to front.

Bedroom Two

Sliding sash window, over looking rear garden.

Lage Bathroom

Dated suite comprising low suite w.c, pedestal wash basin, enclosed bath, built-in airing cupboard.

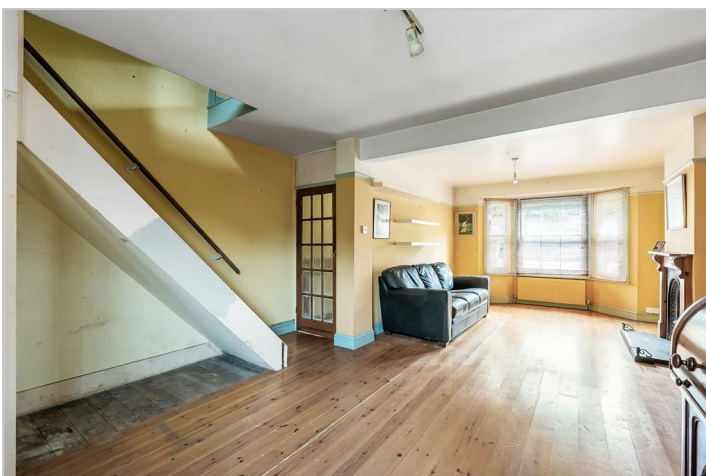
Large Storage Area

Located outside below the kitchen with double fronted doors.

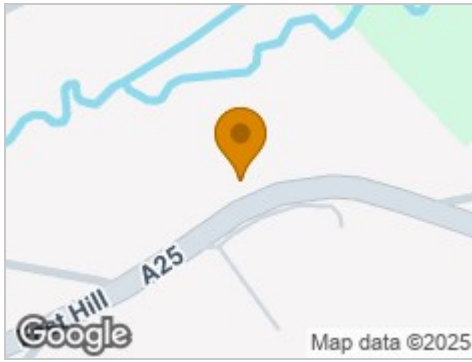
Outside

Driveway parking to the front of the property with shared side access leading to a crazy paved patio area naturally leading to an area of lawn, garden shed to the rear of the garden all of which is well secluded from neighbouring gardens.

Tandridge District Council Tax Band D



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



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