

Payne & Co.



40 Master Close

Oxted RH8 9NA

Share of Freehold

£360,000



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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 with Church Lane. Turn right and continue along Church Lane with Oxted Master Park on the left hand side. After a very short distance Master Close will be found on your right and No. 40 will be found after a short distance on your right hand side.

To Be Sold

A ground floor maisonette within a small private close extremely convenient for the town centre, schools and station. The property has the benefit of a garage and is available to the market with no onward chain.

Entrance Hall

Laminate wood flooring, built-in shelved cupboard.

Living Room

Large picture window to the front overlooking communal garden, laminate wood flooring.

Kitchen

With white faced and laminate units comprising single bowl single drainer stainless steel sink unit and mixer tap, base drawers and cupboards, matching wall mounted cupboards, Bosch washing machine, upright fridge freezer, integrated four ring electric hob and stainless steel double oven below and cooker hood above, built-in shelved cupboard housing wall mounted Ideal gas fired central heating boiler.

Bedroom One

Rear aspect window with outlook over communal garden and lawns, fitted wardrobe cupboard, laminate flooring.

Bedroom Two

Outlook over communal garden, laminate wood flooring.

Bathroom

Modern white suite of enclosed bath with shower above, vanity unit, low suite w.c, part tiled walls.

Outside

Communal gardens laid predominantly to lawn, various flower/shrub borders. Garage in block closeby (No. 25)

Notes

Maintenance charge £1,415.00 yearly (paid quarterly in advance)

Tandridge District Council Tax Band C



Road Map



Hybrid Map



Terrain Map



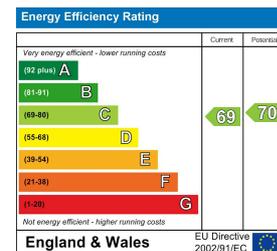
Floor Plan



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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