Payne&Co.

28 Silkham Road

Freehold

Oxted RH8 0NY

£410,000

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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 up Station Road West and bear left into Station Approach. At the 'T' junction turn right under the railway bridge and at the mini roundabout turn left into Chichele Road. Proceed up Chichele Road taking the first turning on the right hand side and you will pass Woodland Court on your left, Field Court and Greenacres on your right and the property will be found after a short distance on your right hand side.

To Be Sold

A well-presented two-bedroom terraced home with flexible ground-floor accommodation, private garden, driveway parking and garage, within easy reach of Oxted town centre and mainline station. NO ONWARD CHAIN

Front Door

A welcoming entrance hall provides access to the principal living accommodation, with stairs rising to the first floor and useful storage cupboard housing gas and electric meters, door to;

Living Room

Front aspect double glazed window, cupboard under stairs with further storage cupboard, gas fire (disconnected), doors to;

Office/Occasional Bedroom

Rear aspect window overlooking covered area, airing cupboard housing hot water tank, high level storage.

Kitchen

Rear aspect double glazed window, range of base drawers and cupboards with matching wall mounted cupboards, built in single Bosch oven with AEG microwave above, inset 4 ring Bosch gas hob with extractor over, inset stainless steel single bowl single drainer stainless steel sink unit with mixer tap, wall mounted gas fire central heating boiler, space and plumbing for washing machine, space for fridge, door leading to garden with covered area.

Stairs to First Floor Landing

Built-in storage shelved storage cupboard.

Bathroom

Rear aspect double glazed frosted window, three

piece white suite comprising w.c, pedestal wash basin, bath with overhead Aqualisa shower, chrome heated towel rail, fully tiled walls, tile effect vinyl flooring.

Bedroom One

Two front aspect double glazed windows, wardrobe cupboard, and high level storage cupboard.

Bedroom Two

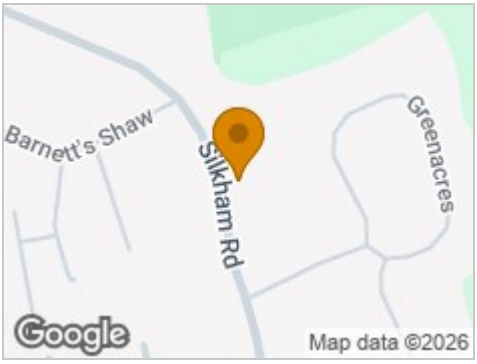
Rear aspect double glazed window, wardrobe cupboard with hanging rail and eye level shelf.

Outside

To the front of the property there is a block paved driveway providing parking for one vehicle (potential to create 2nd parking spot), area of lawn, access to rear garden.
The rear garden has a covered area to the side with door to kitchen, small area of patio, gate to side access leading to front garden, small patio with area of lawn, bin store, and shed. Garage en bloc

Tandridge District Council Tax Band D

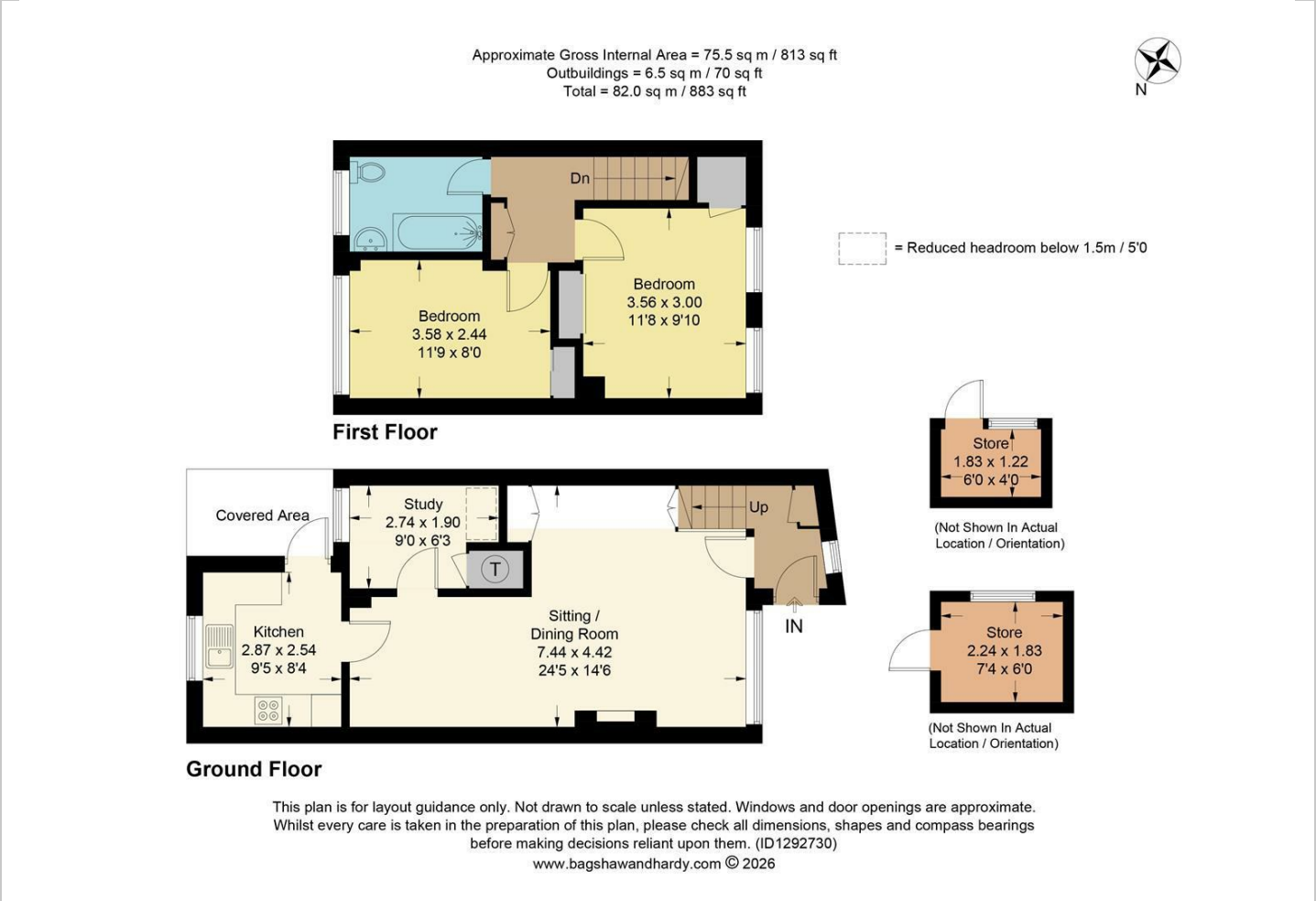
Road Map



Hybrid Map

Terrain Map

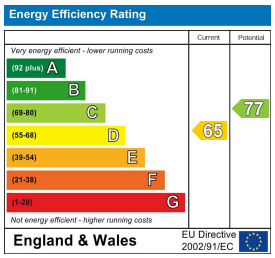
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com