

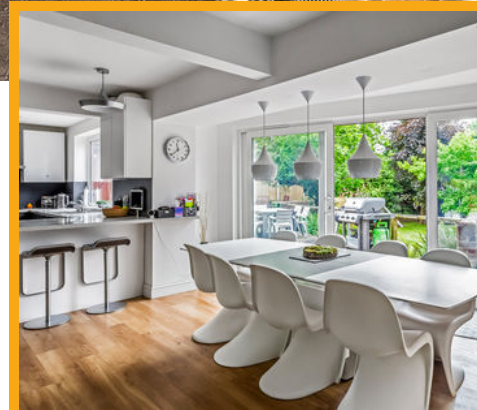


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4 Church Way, Oxted, Surrey RH8 9EA

An impressive five double bedroom detached family home, located on quiet residential street in Oxted, RH8. Call us now, we are *Open 8 am – 8 pm 7 Days a Week*



£1,400,000 Freehold

PROPERTY DESCRIPTION

An impressive five double bedroom detached family home, located on quiet residential street in Oxted, RH8. The property lies a short walk from Hurst Green station and benefits from meticulous refurbishment by the current vendors, five double first floor bedrooms, a fitted kitchen, two contemporary bathrooms & two cloakrooms, two reception rooms, an integral garage/gym, a well stocked south facing garden and a detached triple garage on separate title. Call us now, we are ****Open 8 am – 8 pm 7 Days a Week****

FEATURES

- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS + TWO CLOAKROOMS
- STUDY
- SOUTH FACING GARDEN
- PRIVATE DRIVEWAY + GARAGE
- DETACHED TRIPLE GARAGE ON SEPARATE TITLE
- HURST GREEN STATION 7 MINUTES WALK



ROOM DESCRIPTIONS

SITUATION

The property is located on Church Way, a quiet residential road, which is only an extremely short stroll to Hurst Green station that offers direct links into London Bridge via East Croydon and London Victoria. The town of Oxted provides a large range of shopping facilities and amenities including a large supermarket, a popular local cinema, a Leisure Centre, several pubs and restaurants and various local golf clubs. The motorway network can be accessed nearby at junction 6 of the M25 and Gatwick Airport lies less than thirty minutes' drive away. There are excellent schools locally including Hazelwood School, Oxted School, Woldingham School for Girls and Caterham School. There are also excellent sought after primary schools in the local area.

ENTRANCE HALLWAY

A newly installed hardwood front door opening into the entrance hallway with hardwood flooring, a radiator, a staircase leading up to the first floor, a storage cupboard, access to the downstairs cloakroom and the various groundfloor rooms.

CLOAKROOM

A handy downstairs cloakroom with a low level flush W/C, tiled splashbacks, a hand basin with mixer taps, heated towel rail and frosted double glazed window.

KITCHEN

9' 1" x 15' 2" (2.77m x 4.62m) The kitchen area is well appointed with a range of base and wall units, a breakfast bar, a twin bowl stainless steel sink, a six ring gas hob with an electric hood, space for an undercounter dishwasher, integral microwave oven, two integrated electric ovens, space for a large fridge/freezer, a pantry section and doors leading to the entrance hallway and the utility room.

DINING ROOM/SNUG

An impressive open plan space with engineered wooden flooring, a front facing double glazed window, large sliding doors opening out onto the rear decking area, space for a large dining table and chair set, a feature woodburning stove and two large vertical radiators.

STUDY

A useful space with carpeted flooring, a radiator and a large front facing double glazed window.

UTILITY ROOM

Accessed from the kitchen the utility room has space for white goods, storage cupboards, an extractor fan and a doorway leading through into the garage.

RECEPTION ROOM

A welcoming room in a semi-open plan layout with entrances into the kitchen/dining space and the front playroom. The room has carpeted flooring, two large vertical radiators and an external rear door opening out into the rear patio. There are also doors leading to the study and the rear lobby area and second staircase.

REAR LOBBY

With side access the rear lobby with engineered wooden flooring, a UPVC door with frosted glass and space to hang coats and store shoes. There is also access to the first floor via a carpeted staircase.

CLOAKROOM

A handy downstairs cloakroom with a low level flush W/C, tiled splashbacks, a hand basin with mixer taps, heated towel rail and frosted double glazed window.

INTEGRAL GARAGE

10' 5" x 25' 0" (3.17m x 7.62m) A useful space with an up-and-over garage door, lighting, a frosted window and plenty of storage. This space is currently being used as a gym.



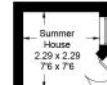
FLOORPLAN & EPC

Approximate Gross Internal Area = 223.7 sq m / 2408 sq ft
 Shed, Garage & Outbuilding = 53.4 sq m / 575 sq ft
 Total = 277.1 sq m / 2983 sq ft

 = Reduced headroom below 1.5m / 5'0

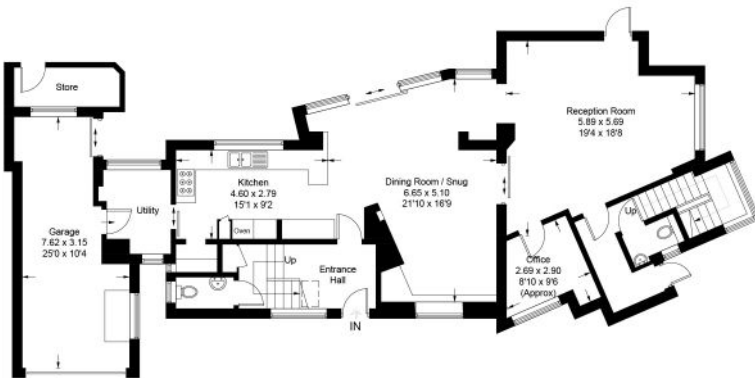


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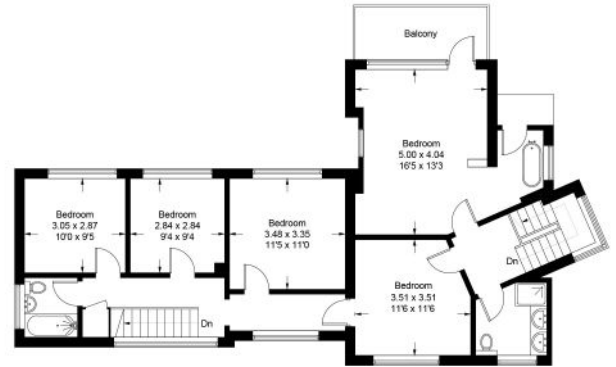


(Not Shown In Actual Location / Orientation)

Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID973515)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	