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94 Silkham Road, Oxted, Surrey RH8 0NY

An extended three/four bedroom mid terraced house located on a popular residential road in Central Oxted.



£430,000 Freehold

PROPERTY DESCRIPTION

An extended three/four bedroom mid terraced property located on a popular residential road in Central Oxted, RH8. This family home benefits from three first floor bedrooms including two doubles, versatile reception rooms, a fitted kitchen, two bathrooms, a garden, off road parking and a garage en-bloc. Available for immediate viewing. Call us now, we are
Open 8am - 8pm 7 Days a Week

FEATURES

- FREEHOLD TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- GARDEN
- OXTED HIGH STREET & TRAIN STATION 15 MINUTES WALK



ROOM DESCRIPTIONS

SITUATION

The property sits in a popular residential road in Oxted and both high streets are a short walk away offering a host of independent shops and amenities. Oxted station is a fifteen minute walk away and offers direct links into Central London (London Bridge: 33minutes & London Victoria: 39 minutes.) The M25 can be accessed at Junction six, a five minute drive away. The property lies in close proximity to many local schools, including the outstanding St Mary's junior school, which is only a short walk away. Other schools in both the state and independent sectors including the ever popular Oxted Secondary school are also nearby.

HALLWAY

Entered through the UPVC front door with frosted glass panels and into the hallway with carpeted flooring, space to hang coats & store shoes and access to all ground floor rooms. The first floor is also accessed from this room via a carpeted staircase.

GROUND FLOOR BEDROOM/RECEPTION ROOM

14' 6" x 10' 0" (4.42m x 3.05m) A versatile room with carpeted flooring, a large front facing double glazed window and a radiator. The fully tiled shower room has a low level flush W/C, a wall mounted hand basin, a heated towel rail and an electric shower.

DINING ROOM

12' 3" x 8' 8" (3.73m x 2.64m) Entered from the hallway, the dining room is in an open plan format with the kitchen. There is carpeted flooring, coving to the ceiling, a radiator and a large corner storage cupboard.

KITCHEN

11' 9" x 7' 1" (3.58m x 2.16m) The kitchen with tiled flooring, a range of wall and base units, wooden rolled edge worktops, a stainless steel sink with mixer taps, a six ring gas burner with polished chrome extractor fan, a SMEG oven/grill, tiled flooring, space for free standing white goods and a French door opening into the sitting room.

SITTING ROOM

14' 6" x 12' 2" (4.42m x 3.71m) A bright room with wooden flooring, a column radiator, LED spotlights, a large rear facing double glazed window and a French Door opening onto the rear garden.

BEDROOM ONE

16' 0" x 9' 2" (4.88m x 2.79m) The primary double bedroom with carpeted flooring, two front facing double glazed windows, a radiator and fitted wardrobes.

BEDROOM TWO

11' 9" x 8' 11" (3.58m x 2.72m) Double bedroom with fitted wardrobes, carpeted flooring, coving to the ceiling, a radiator and a rear facing double glazed window.

FAMILY BATHROOM

Fully tiled family bathroom with an encased bathtub with shower extension, a W/C, LED spotlights, a hand basin with vanity unit below, a cupboard and a heated towel rail.

BEDROOM THREE

8' 11" x 6' 10" (2.72m x 2.08m) A further bedroom with carpeted flooring, a radiator and rear facing double glazed window.

OUTSIDE

To the front of the property is a brickpaved driveway, a path leading to the front door and raised flower beds.



FLOORPLAN & EPC

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft
 Garage / Shed = 15.7 sq m / 169 sq ft
 Total = 123 sq m / 1324 sq ft



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. (ID941758)
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