

Payne & Co.



44 St. Clair Close

Freehold

Old Oxted RH8 9JP

£399,950



44 St. Clair Close

Old Oxted RH8 9JP

£399,950



Situation

In an attractive village setting, Old Oxted is noted for its historic buildings and selection of public houses. Oxted centre offering a wider range of facilities including station, with regular commuter services to Croydon and London, is within one mile. The area is well served by schools for all ages, and local leisure facilities include a cinema, swimming pool and choice of golf courses. Access to the M25 motorway (junction 6) is within 3 miles giving easy access to Gatwick and Heathrow airports.

Location/Directions

For SatNav use RH8 9JP.

To Be Sold

In need of complete refurbishment throughout, this property, which was original built as a three bedroom, is offered with no chain. The property occupies a plot that lends itself to constructing a two storey side extension (subject to gaining the necessary planning consent) as the neighbouring property has done in the past.

Front Door

Leading to;

Hallway

Radiator, door to (stairs to first floor).

Sitting Room

Front aspect double glazed window, radiator, fireplace (not open), door to;

Kitchen/Dining Room

Rear aspect double glazed window, range of eye and base level units, work surfaces with inset stainless steel sink with drainer and mixer tap, space for cooker and below counter appliance, door to larder cupboard, wall mounted boiler, door to;

Rear Lobby

Door to;

Cloakroom

Side aspect frosted double glazed window, close coupled w.c.

Utility Room

Front aspect frosted double glazed window, eye level unit, wall vent for tumble dryer.

Conservatory

Pitched composite roof over double glazed window and French door on a brick plinth, radiator.

First Floor Landing

Loft hatch, doors to;

Bedroom

Front aspect double glazed window, radiator, cupboard storage.

Bedroom

Rear aspect double glazed window, radiator.

Tel: 01883 712261

Bathroom

Rear aspect frosted double glazed window, three piece coloured suite (comprising bath with wall mounted shower over, close coupled w.c, pedestal wash hand basin), airing cupboard (within eaves including hot water tank).

Outside

There are areas of lawn to the front, rear and side of the property together with a patio leading directly from the conservatory at the rear. Off road parking for one to two cars (depending on size) leading up to a single (prefabricated) garage is found on the left hand side of the plot.

Tandridge District Council Tax Band D



Road Map



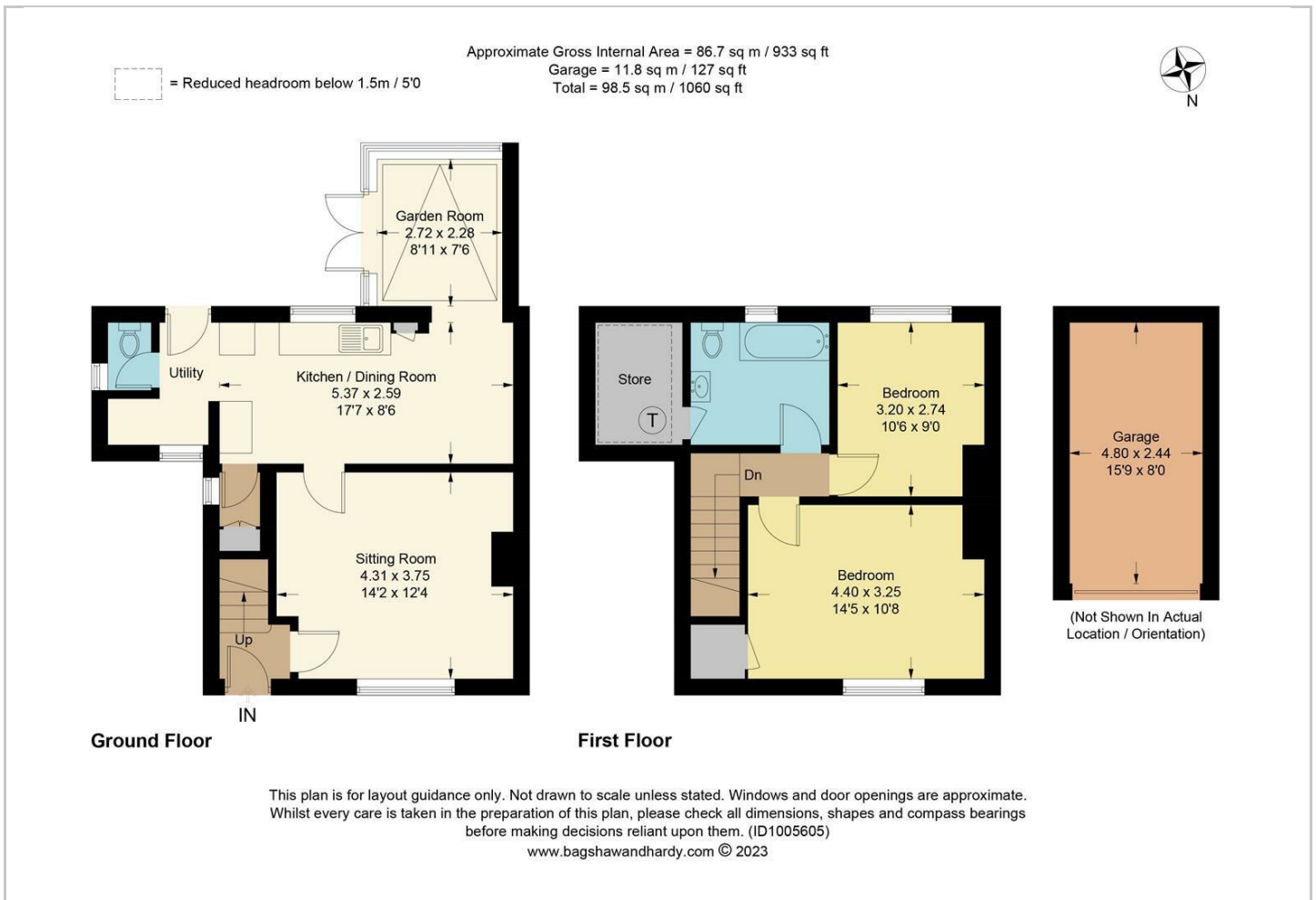
Hybrid Map



Terrain Map



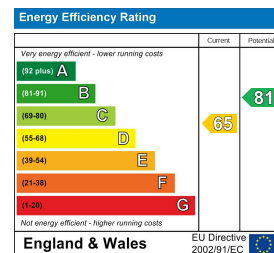
Floor Plan



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