



35 Master Close

Oxted RH8 9NA

£335,000

Leasehold

- Share of

£1,111



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£335,000



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. 35 will be found after a short distance on your right hand side.

To Be Sold

A rarely available first floor maisonette in a small private close, available with the benefit of NO ONWARD CHAIN located in a most convenient and central position for the town centre and mainline station. The property enjoys 2 bedrooms, extensive communal gardens and garage. The accommodation briefly comprises;

Entrance Vestibule

Low level meter cupboard, stairs to first floor.

First Floor Landing

Built-in storage cupboard housing hot water tank, trap to loft.

Living Room

Front aspect double glazed window, radiator, outlook over the Close.

Kitchen

Twin aspect double glazed windows, wood faced units comprising single bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, two appliance spaces, space for cooker, plumbing available for washing machine, built-in pantry housing wall mounted Glow Worm gas fired central heating boiler.

Bedroom One

Rear aspect double glazed window, with outlook over communal garden.

Bedroom Two

Rear aspect double glazed window, with outlook over communal garden.

Shower Room

Rear aspect frosted double glazed window, modern white suite (comprising low threshold large walk-in shower cubicle with integrated controls, fully tiled walls, wash hand basin with

mixer tap and storage below, close coupled w.c with hidden cistern), heated ladder towel rail.

Outside

Communal gardens and grounds, garage en bloc, and permit parking is available.

Notes

Maintenance Charge £1,406 per annum (Collected Quarterly £352.50)

Tandridge District Council Tax Band C



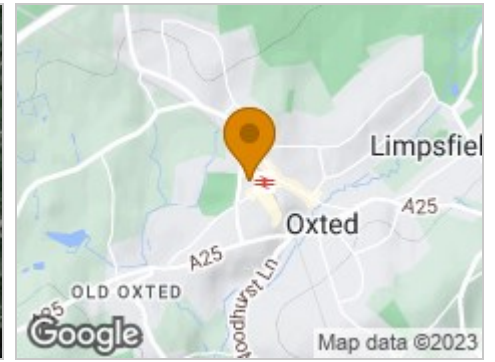
Road Map



Hybrid Map



Terrain Map



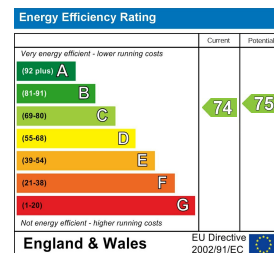
Floor Plan



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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