

# Payne & Co.



**3 Churchill Gardens**

**Freehold**

**Oxted RH8 OEG**

**£725,000**



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Oxted RH8 0EG

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## **Situation**

Located in a popular central address within walking distance of the town centre offering 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**

For satnav use RH8 0EG. The property is the second house on the right hand side.

## **To Be Sold**

A 3 bedroom link detached home built approximately 10 years ago set within a select private close enjoying south facing garden and within walking distance to the town centre.

## **Front Door**

Leading to;

## **Entrance Hall**

Engineered oak flooring, stairs to first floor, built in storage cupboard.

## **Cloakroom**

Low suite w.c and wash hand basin.

## **Lounge/Dining Room**

Engineered oak flooring, French doors leading to rear garden.

## **Kitchen/Breakfast Room**

Extensive range of white faced units comprising sunken 1 1/2 bowl single drained sink unit, granite worktops, integrated appliances including AEG washing machine and dishwasher, 4 ring induction hob and stainless steel cooker hood above, integrated double oven and fridge freezer, cupboard housing Ideal gas fired central heating boiler.

## **Stairs to First Floor Landing**

Built-in airing cupboard housing hot water tank.

## **Bedroom One**

Outlook over rear garden.

## **Bedroom Two**

Front aspect double glazed window, built-in wardrobe cupboards.

## **Bedroom Three**

Outlook over rear garden, built-in wardrobe cupboards.

## **Family Bathroom**

White suite of enclosed bath with mixer taps with hand held shower attachment over, low suite w.c with hidden cistern, half pedestal wash hand basin with mixer tap, part tiled walls and flooring.

## Outside

Driveway parking for one vehicle leading to single GARAGE with up and over door and personal rear door.

The rear garden has 'L' shaped paved paths, area of lawn with railway sleepers with raised flower border. The garden is a particular feature and offers a surprising amount of seclusion from neighbouring properties

**Tandridge District Council Tax Band F**



## Road Map



## Hybrid Map



## Terrain Map



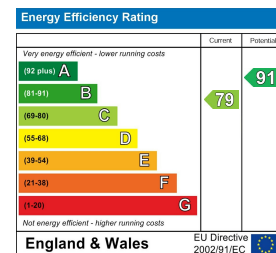
## Floor Plan



## 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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