



**FOR SALE**  
**Ibbett Mosely**  
CHARTERED SURVEYORS AND ESTATE AGENTS  
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**Ibbett Mosely**



## Central Way, Oxted, Surrey, RH8 0LY

### Offers In The Region Of £627,250 Freehold

AVAILABLE FOR SALE WITH NO ONWARD CHAIN  
AN ATTRACTIVE SEMI-DETACHED FAMILY HOME WITH EXCEPTIONAL POTENTIAL FOR MODERNISATION AND EXTENSION.  
LOCATED IN A SOUGHT-AFTER RESIDENTIAL LOCATION A SHORT WALK OF SCHOOLS FOR ALL AGES, THE TOWN CENTRE WITH ITS  
SELECTION OF SHOPS AND OXTED MAIN LINE STATION

- 3 Bedrooms
- Dining Room
- Double Glazed Windows
- Large Garden with Woodland
- Bathroom
- Kitchen
- Garage with Cloakroom
- Reception Room
- Gas Central Heating
- Drive Parking

OFFERED FOR SALE CHAIN FREE THIS SEMI-DETACHED FAMILY HOME WITH LARGE GARDEN OFFERS GREAT POTENTIAL FOR MODERNISATION AND EXTENSION INCLUDING A LOFT CONVERSION (Subject to necessary consents).

SITUATED IN A CONVENIENT RESIDENTIAL LOCATION WITHIN EASY REACH OF THE SHOPS, STATION AND SCHOOLS FOR ALL AGES.

The property has brick and tile hung elevations under a tiled roof with flat roofs to the garage and single storey back extensions.

#### LOCATION

The town centre with its variety of shops and supermarkets is a short walk away as is the main line station with regular business service of trains to Croydon and central London. Schools for all ages are also within walking distance. There are sporting and recreational facilities on Master Park and the leisure centre with indoor pool is also located in the town. Golf courses at Limpsfield and Tandridge.

M25 access, junction 6 at Godstone is about 5 miles and connects with other motorways and allows access to Gatwick and Heathrow Airports.

#### GROUND FLOOR

##### ENTRANCE PORCH

With front door to the entrance hall.

##### ENTRANCE HALL

With radiator and door to the first floor.

##### RECEPTION ROOM

With radiator, double glazed window, chimney breast with fitted gas fire. Door to the kitchen and dining room.

##### DINING ROOM

With two radiators, double glazed window and double glazed double doors to the garden.

##### KITCHEN

Fitted with base and wall units, single drainer single bowl stainless steel sink unit, electric cooker point,

double glazed window, part tiled walls, cupboard understairs and door to side hall.

### SIDE HALL

With doors to the front drive and to the garage,

### FIRST FLOOR

#### LANDING

With double glazed window, linen cupboard with hot water cylinder and hatch to the loft with gas boiler for central heating and hot water.

#### BEDROOM 1

With radiator, double glazed window and wardrobe cupboard.

#### BEDROOM 2

With radiator, double glazed window and wardrobe cupboard.

#### BEDROOM 3

With radiator, double glazed window and wardrobe cupboard.

#### BATHROOM

With enclosed bath, W.C. and hand basin. Radiator, electric wall heater, double glazed window and part tiled walls.

### OUTSIDE

#### GARAGE

A single garage with up and over door, light, power and door to the back garden. To one corner of the garage there is a CLOAKROOM with W.C and hand basin.

To the front of the garage there is a drive allowing off road parking.

### THE GARDEN

To the front is mainly lawn with to the back further lawns, plants and shrubs, a shed/greenhouse and an area of woodland.

### COUNCIL TAX

Council Tax Band "E" Tandridge District Council.

### LAND REGISTRY

The house is registered under Title Number SY478429 and an area of land that was purchased later under Title Number SY492279

### SERVICES

Mains gas, water, electricity and drainage are connected.

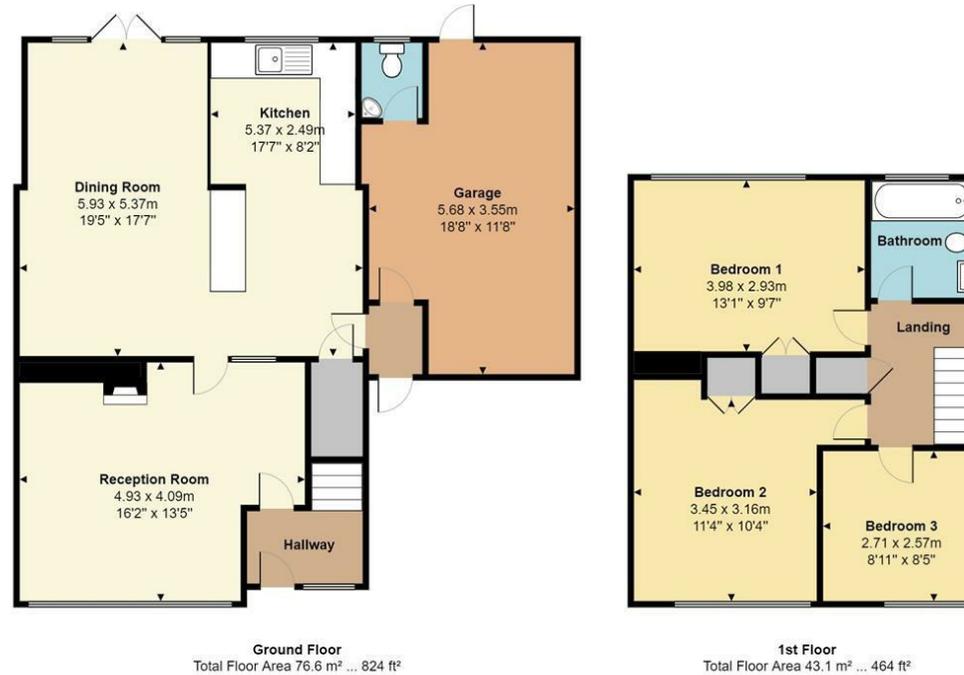
### ROUTE TO VIEW

From Station Road East in Oxted Town Centre proceed north out of the town, at the mini roundabout continue straight on into Chichele Road. Take the first right into Silkham Road, pass Woodland Court, Barnetts Shaw and Chalkpit Wood on the left. The house will then be found on the right.



Central Way, Oxted, RH8

Total Floor Area: 119.7 m<sup>2</sup> ... 1288 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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