



ESTATE AGENTS



Crown Cottages, Steels Lane, Oxshott, KT22 0RT

Guide Price £675,000

# Crown Cottages, Steels Lane, Oxshott, KT22 0RT

This well presented three bedroom end of terraced cottage is ideally located in Oxshott for local schools and it's wonderful amenities.

The property is in good order throughout. On the ground floor there is an entrance hallway with w/c.

The modern kitchen opens into the spacious reception/ dining area, there is a separate snug or playroom or office room.

The conseratory is a good size and heads out to the wonderful gardens which have a gate leading to the recreation ground behind.

There is parking to the front for at least 3 cars.

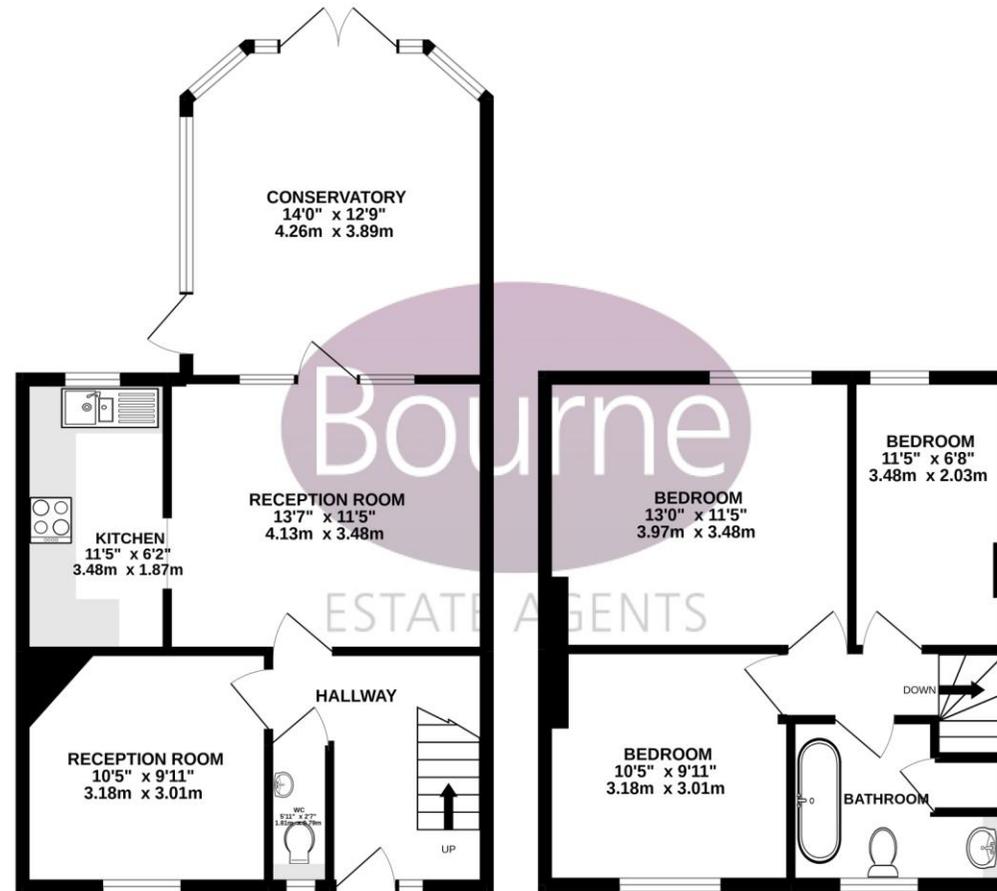
- Three Bedrooms
- End of Terrace Cottage
- Plenty of Parking
- Conservatory
- Good Order Throughout
- Stunning Rear Gardens
- Patio Area
- Two Reception Rooms
- Well Regarded Location



# Floor Plan

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

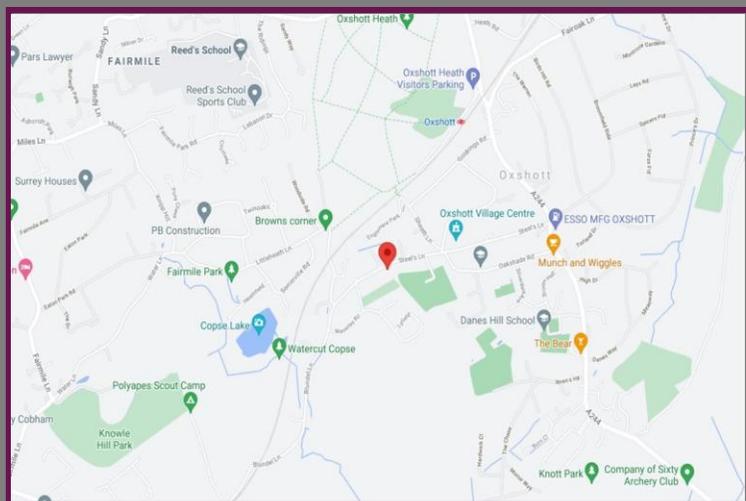


TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## Location

Oxshott is a highly regarded village in the heart of Surrey known for its green open spaces and areas of outstanding beauty. The high street has a nice mix of shops and both Cobham and Esher are nearby with many more shopping and dining options. The property provides easy walking distance access to Oxshott's schools, sports club, village and railway station making it ideally located for all of your needs. The local station will take you into London Waterloo in around 40 minutes and there is excellent road access for both the A3 and M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**Cobham Office:** 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

**Sales:** 01932 864242 | **Lettings:** 01932 864242 | **Web:** [www.Bourneestateagents.com](http://www.Bourneestateagents.com)

**Email:** [cobham@bourneestateagents.com](mailto:cobham@bourneestateagents.com) | **Lettings:** [cobhamlettings@bourneestateagents.com](mailto:cobhamlettings@bourneestateagents.com)