St. Andrews Way, Oxted, Surrey, RH8 0TN

A modern four bedroom semi-detached house situated in the heart of Limpsfield Chart, offered for sale in good order throughout with off street parking and a garage.

- Four Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Two Bathrooms and Cloakroom
- Parking and Integral Garage
- Front and Rear Gardens
- Cul de sac position
- Much Revered & Sought After Location

£450,000
DESCRIPTION
Situated in a sought after location, the property is approached via a driveway providing off street parking, whilst in addition, there are pleasant lawn areas with mature flower and shrub borders and a pathway leading to the front door, giving access to the accommodation.

On entering the property, there is a spacious entrance hall with double doors accessing the living/dining room onto the rear of the property with French doors to the rear garden. From the entrance hall, the kitchen/breakfast room can be accessed, which is fitted with a range of wall and base units, with integrated appliances and a breakfast bar. From the kitchen, there is a door to the side giving access to the garden and also to the front of the property. In addition, the entrance hall gives access to a downstairs cloakroom and the integral garage.

Stairs rise to the first floor, opening onto a spacious landing, offering access to the loft, with doors to a master bedroom with a fitted double wardrobe and an en-suite shower room. There are three further bedrooms with fitted wardrobes and a family bathroom which is fitted with a three piece suite and features tiled splash backs. The property has gas central heating, is double glazed throughout and is generally well presented.

To the rear of the property, there is an extremely well maintained garden with a paved terrace with steps up to a lawn area with well stocked flower and shrub borders and walled and hedged boundaries. Viewing is strongly advised to appreciate the accommodation on offer.

LOCATION
In a sought after location within reach of Limpsfield Common National Trust land and many country walks. At Limpsfield Chart there is the Carpenters Arms public house, St Andrews church, church hall and cricket ground. Oxted town centre is the main shopping area with leisure centre with indoor swimming pool, health centre, library and main line station serving Croydon and central London. Sporting facilities include squash, tennis and badminton at the Limpsfield club, golf at Limpsfield Common and Tandridge. There are state and private schools in the area. Access to the M25 junction 6 at Godstone.
SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey

ROUTE TO VIEW
From Oxted, proceed east on the A25. Continue through the traffic lights at Limpsfield village, proceeding up the hill, turn right into Kent Hatch Road. Continue along Kent Hatch Road for approximately 1 mile, turn left into Tally Road and continue to the end. Turn left into Stoneleigh Road and St Andrews Way is the cul-de-sac down on the left hand side.

IMPORTANT NOTICE: Howard Cundey, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Howard Cundey have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Oxted 01883 712241
howardcundey.com
Biggin Hill | Betchingley | East Grinstead | Edenbridge | Forest Row
Lingfield | Oxted | Reigate | Tonbridge | Tunbridge Wells | Mayfair

The full EPC is available on request.