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6 St Andrews Way, Oxted, Surrey RH8 0TN

A three-bedroom link detached house located on a quiet road in the center of Limpsfield Chart, a short walk to many superb country walks. Call us now, we are *Open 8am – 8pm 7 Days a Week*



£650,000 Freehold

PROPERTY DESCRIPTION

A three-bedroom link detached house located on a quiet road in the centre of Limpsfield Chart, a short walk to many superb country walks. This well-presented property is in a very enviable part of Oxted and a short drive to the main station with links into London. The front conservatory-style porch is ideal for storing boots after those long country walks on the doorstep. The entrance porch leads into the bright hallway that has doors into the open-plan Lounge/dining room, the kitchen, and a cloakroom. There are two deep storage cupboards and also stairs leading to the first-floor landing. The main reception is a great size and benefits from natural light from both sides of the house. There is parquet flooring and ample space for a dining room table and chair set. There are double-glazed sliding patio doors leading out into the rear garden and also doors into the rear of rear of the kitchen and the utility room. The kitchen is modern in design and has a range of integrated appliances. The utility room has space for all the usual appliances, a door into the rear garden and also a door into the garage. Upstairs there are three bedrooms and a modern family bathroom together with a loft access panel. Externally and the front there is a generous private driveway providing off-street parking and access to the garage that has power and lighting and an up-and-over door. The rear garden is quiet and secluded and has a patio area leading onto a level lawn. Limpsfield Chart is a sought-after location and is favoured by those who like stunning country walks and a pleasant drink in the local Carpenters Arms public house. Call us now, we are *Open 8am – 8pm 7 Days a Week*

FEATURES

- LINK DETACHED FAMILY HOME
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- PRIVATE DRIVEWAY & GARAGE
- SHORT DRIVE TO OXTED STATION AND HIGH STREET
- STUNNING COUNTRY WALKS CLOSE BY
- PEACEFUL LOCATION



ROOM DESCRIPTIONS

SITUATION

Situated in a sought after cul-de-sac in Limpsfield Chart the property is approached via a driveway providing off street parking and access to the garage. The village of Limpsfield Chart lies close to the town of Oxted. Limpsfield Chart is an area surrounded by National Trust woodland with footpaths and bridleways, the property is within walking distance of The Carpenters Arms public house and St. Andrew's Church. Limpsfield Chart is located around 1.4 miles to the south-east of Limpsfield and approximately 2.5 miles from the nearest town of Oxted. The location benefits from easy motorway access to the M25 via the A25 and Junction 6. The two nearest train stations are Hurst Green and Oxted; both situated on the same line providing a regular mainline connection into London Victoria in around 40 minutes from Oxted. There are small local shops located in Limpsfield and Hurst Green but more comprehensive shopping facilities are situated in nearby Oxted.

ENTRANCE HALLWAY

To the front, there is a useful entrance porch conservatory that has double-glazed windows and doors, and tiled flooring. A double-glazed door opens into the entrance hallway.

CLOAKROOM

A modern cloakroom that has a low-level W/C, a wash hand basin vanity unit with mixer taps, tiled flooring, a radiator, and a double-glazed frosted window to the side.

LOUNGE/DINING ROOM

A great sized open plan room that has parquet flooring a double-glazed window to the front with plantation shutters, double-glazed sliding patio doors to the rear, a modern radiator, and ample space for a dining room table and chair set. To the rear, there is a doorway through into the utility room and another entrance into the kitchen.

KITCHEN

A modern kitchen that has a range of eye and base level under-lit units, rolled edge worktop with a range cooker included and matching Smeg cooker hood over, an integrated microwave, integrated dishwasher, and under counter fridge. There is a white ceramic sink unit with mixer taps, a double-glazed window to the rear with plantation shutters, and a cupboard concealing the Worcester Bosch boiler. In addition, there is a radiator and a double-glazed door leading to the side passage.

UTILITY ROOM

The Utility room has tiled flooring, space for a washing machine, tumble dryer and chest freezer, eye, and base level units, a double-glazed frosted door and window to the rear, and a doorway into the garage.

FIRST FLOOR LANDING

The carpeted stairs lead to the landing that has doors to all three bedrooms, the family bathroom, and a loft access panel. There is also a double-glazed frosted window to the side.

BEDROOM ONE


The main bedroom has carpeted flooring a radiator, a built-in storage cupboard, and also integrated wardrobes. There is a double-glazed window overlooking the rear garden with plantation shutters.

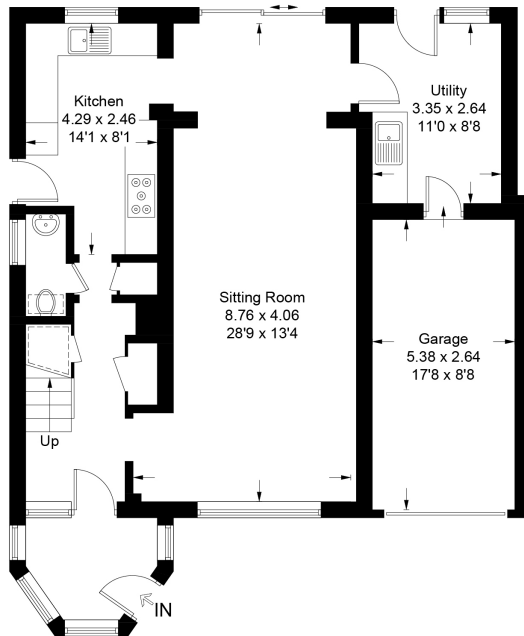
BEDROOM TWO



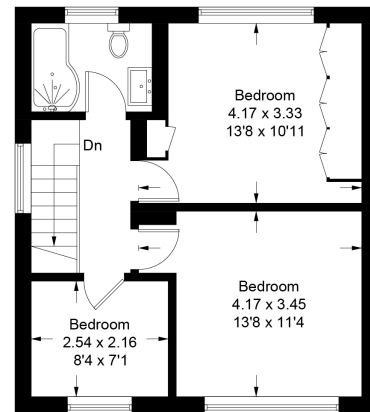
FLOORPLAN

Approximate Gross Internal Area = 128.6 sq m / 1384 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1078690)
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