



platformproperty  
estate agency evolved



**13 Peter Avenue, Oxted, Surrey RH8 9LG**  
**£1,500,000 - Freehold**



## PROPERTY DESCRIPTION

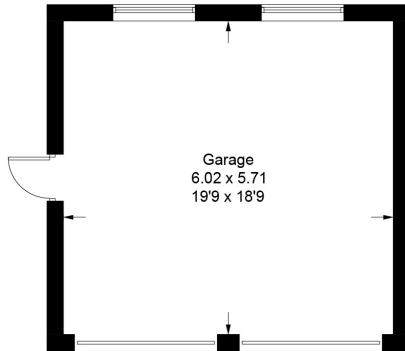
**\*\* NO ONWARD CHAIN AND VACANT POSSESSION \*\*** Situated on one of Oxted's premier roads, Peter House, Peter Avenue offers exclusivity and convenience, with local amenities a short walk away. This is the first time in over 40 years that this attractive 1930's five bedroom detached house has been on the market. The house sits on a plot of about 0.3 acres (STS), with a south-facing rear garden surrounded by mature trees and hedges creating a secluded private spot. The house was extended in the 1980s with an architect designed fifth bedroom and detached double garage, but still retains some original features. Whilst being in reasonable decorative order the house would benefit from some modernisation. With its wide road frontage, high roof line, large separate double garage, and ample gardens there is plenty of scope to extend (STPP). Downstairs the reception hallway leads to the sitting room, dining room, kitchen, and cloak room. The triple aspect sitting room has direct access to the rear garden. The breakfast kitchen has views over the rear garden, and a walk-in pantry. A rear lobby leads to the family room/study and a boiler room/store. Upstairs there are five bedrooms and a family bathroom. This property has no onward chain and has vacant possession. Call us now for more information, we are **\*Open 8am - 8pm 7 Days a Week\***

## POINTS OF INTEREST

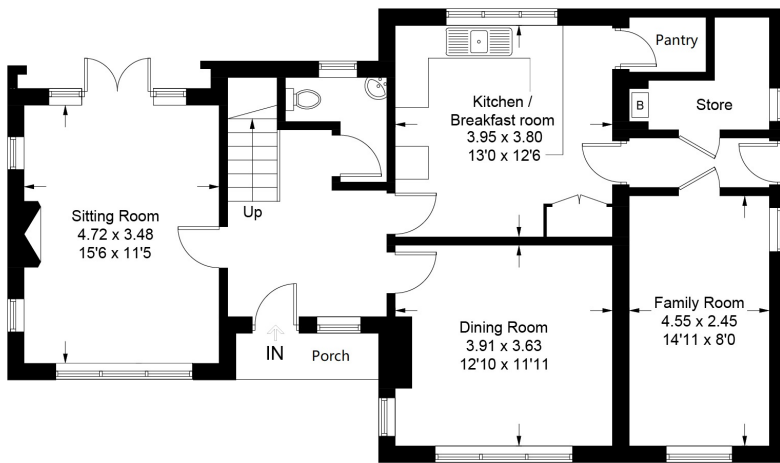
- DETACHED HOUSE
- FIVE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- PRIVATE DRIVEWAY AND DOUBLE GARAGE
- CLOSE TO OXTED HIGH STREET AND STATION
- NO CHAIN
- VERY DESIRABLE RESIDENTIAL NEIGHBOURHOOD



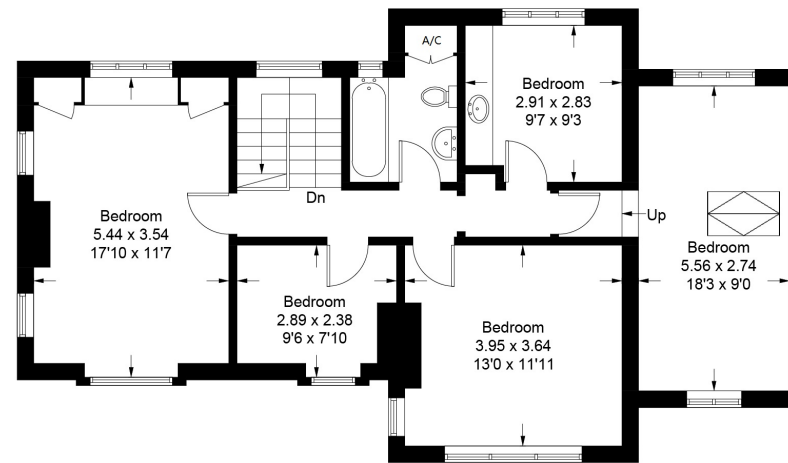
Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft  
 Garage = 34.3 sq m / 369 sq ft  
 Total = 202.4 sq m / 2178 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID869484)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			