



OXTED
SURREY,

Guide Price £800,000 Freehold

JACKSON-STOPS



3 PARK MEWS, OXTED, SURREY, RH8 0AQ

OXTED TOWN – EXCEPTIONAL THREE-BEDROOM SEMI-DETACHED HOME IN AN EXCLUSIVE GATED DEVELOPMENT



DESCRIPTION

Situated within an exclusive gated development, this beautifully presented three-bedroom semi-detached home is ideally located just a short walk from Oxted's vibrant town centre, mainline railway station, highly regarded schools and local nursery.

Finished in a calming neutral palette throughout, the welcoming entrance hall provides access to a cloakroom and a useful understairs storage cupboard. The spacious kitchen/breakfast room is fitted with an excellent range of light wood cabinetry, complemented by granite worktops and tiled flooring. Fully equipped for modern living, it features a five-ring gas hob, double oven, integrated microwave, dishwasher, washing machine and fridge/freezer, with ample space for a dining table. Double doors from the hallway open into the generous sitting room, creating a wonderful sense of space. French doors lead into the impressive conservatory, which benefits from underfloor heating and further doors opening onto the rear terrace, seamlessly connecting the indoor and outdoor living areas. Beyond lies the attractive south-west facing garden, perfect for relaxing or entertaining.

On the first floor, the principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room. The second bedroom is a comfortable double, also with fitted wardrobes, while the third bedroom is a well-proportioned single, ideal as a child's room, guest bedroom or home office. A modern family bathroom completes the accommodation. Externally, the property benefits from two allocated parking spaces to the front, with steps leading to the entrance. To the rear, the enclosed south-west facing garden features a generous paved terrace, ideal for al fresco dining, with the remainder laid mainly to lawn. A garden shed provides additional storage, and a side gate offers convenient access.

FEATURES

Reception Hall, Kitchen/Breakfast Room, Cloakroom, Sitting Room, Conservatory, Main Bedroom With En-suite Shower Room, Two Further Bedrooms, Family Bathroom, Off Street Parking For Two Cars, South West Facing Garden. EPC Rating C.

SITUATION

Park Mews is an exclusive gated development, set on Park Road, one of Oxted's most popular locations. Highly convenient it is within 0.8 miles of Oxted Railway Station and Oxted, Here there are interesting speciality shops and high street brands, together with restaurants, bars and cafes offering a wide range of cuisines. Waitrose and Sainsburys have local stores with larger supermarkets all within easy reach. There is also a luxurious Everyman Cinema and the ever popular Barn Theatre. Mainline Rail Services: Oxted (within a mile) serving London Bridge/Victoria both in approximately 33 and 39 minutes respectively, with Thames Link trains to Farringdon and London St Pancras International. Primary Schools: Limpsfield, Crockham Hill, Oxted and Westerham and a senior school with sixth form, Oxted School. Private Schools: Hazelwood School in Oxted (nursery and early years, prep to 13 yrs). Radnor House in Sundridge. Public schools are at Sevenoaks and Tonbridge. Woldingham Girls School and Caterham School. Leisure Facilities: Tennis and Squash Clubs, private and public golf courses including Tandridge in Oxted and Limpsfield. Leisure centre with swimming pool and local gyms.

VIEWINGS

By appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

Approaching Oxted on the A25 from Godstone, continue to the traffic lights. Continue through the traffic lights and take the next left turn to Oxted town centre - Snatts Hill. As you enter the town take a right turning into Gresham Road. At the T junction bear right into Bluehouse Lane and then first left into Park Road. Continue down the hill bearing to the right and after a short distance on the right hand side is the private development of Park Mews. The security entrance gates will open as you approach and number 3 will be found along on the right hand side.

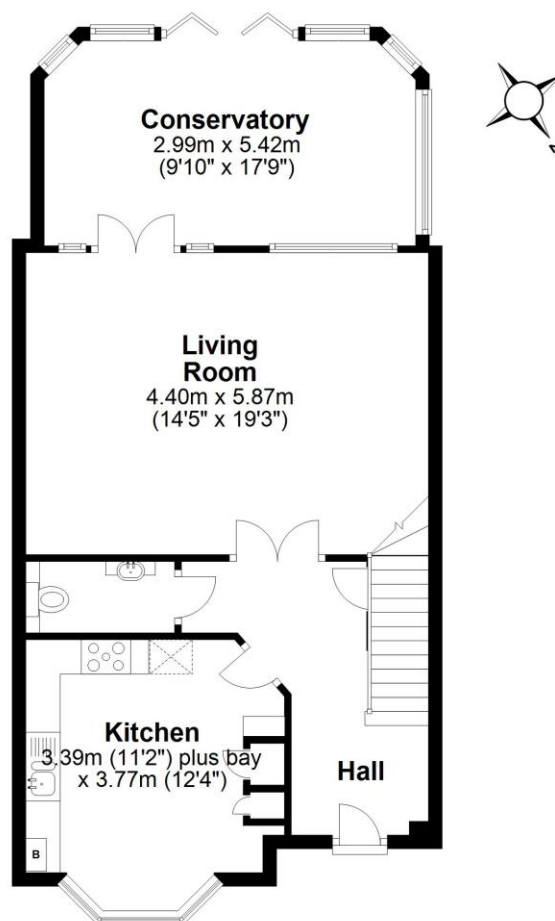


Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

- Services: Gas fired central heating. Double glazed throughout. All other mains services.
- Local Authority: Tandridge District Council Council Tax band: F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 121.2 sq. metres (1304.9 sq. feet)

Approx. 52.8 sq. metres (568.4 sq. feet)

