



St Clair Close

Old Oxted, Surrey, RH8 9JP

Robert
Leech 

ESTD 1989

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This charming cottage is set in a quiet cul-de-sac just off the pretty High Street in Old Oxted. The well presented accommodation includes a double aspect living room, kitchen/diner and three bedrooms. There is a large garden to the rear and off road parking for several vehicles to the front.

KEY PROPERTY FACTS

- Lovely cul-de-sac location
- Less than a mile to Oxted
- Large rear garden
- Off road parking for several cars
- Three bedrooms
- Open plan kitchen/diner
- Council tax band C
- Living Space 713.6 sq ft
- EPC rating C
- Broadband speed up to 152.00 Mbps

LOCATION

This attractive cottage is situated a stones throw from Old Oxted High Street with its range of Gastro Pubs and shops. Oxted town centre is just under a mile away with a more comprehensive range of shops (including a Waitrose and Morrisons), mainline station (London 30 mins approx) and schools for all ages in both the private and comprehensive sectors. Junction 6 of the M25 is about 3 miles distant at Godstone. The property is also next to Bushey Croft recreation ground and the area is surrounded by National Trust land.

DESCRIPTION

The entrance hall has a frosted window to the side, stairs to the first floor and doors to the living room and kitchen/diner. The double aspect living room has a feature fireplace with wooden surround. The open plan kitchen/diner has the dining area with a window to the front. The kitchen has a number of wall and base units with a contrasting worktop, an integrated double oven with gas hob and extractor fan along with space for a washing machine, tumble dryer and fridge/freezer. The stainless steel sink with mixer tap and drainer sits below the window looking out to the rear garden. There is also a door to the rear and a handy understairs cupboard.

The landing has an airing cupboard, window to the rear and access to the boarded loft with a ladder. There are two double bedrooms to the front of the house and a single bedroom to the rear. The bathroom comprises a bath with mixer tap and shower over, wash hand basin set in vanity unit, w.c. and obscured window to the rear.

OUTSIDE

The large garden to the rear of the property is mainly laid to lawn and has a decked area and patio to capture the sun. There is mature planting to the borders along with a large workshop and shed to the rear. The brick paved front driveway provides off road parking for several cars and has attractive plants and shrubs to the borders.

THE BEST BITS...

Charming three bedroom cottage in a quiet cul-de-sac location yet close to Oxted town centre.



22
Miles
CENTRAL
LONDON



0.9
Miles
OXTED

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

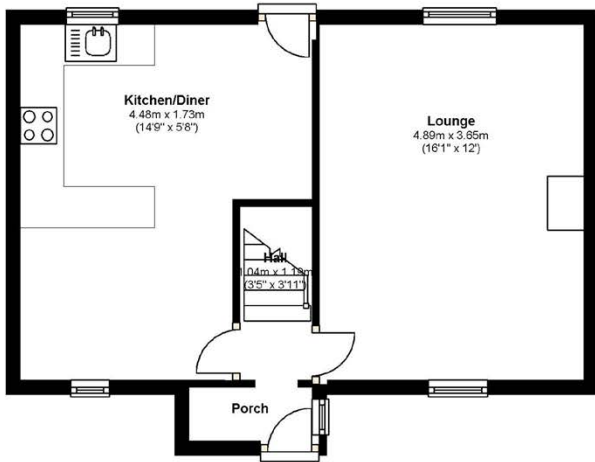
LONDON

020 3096 7217

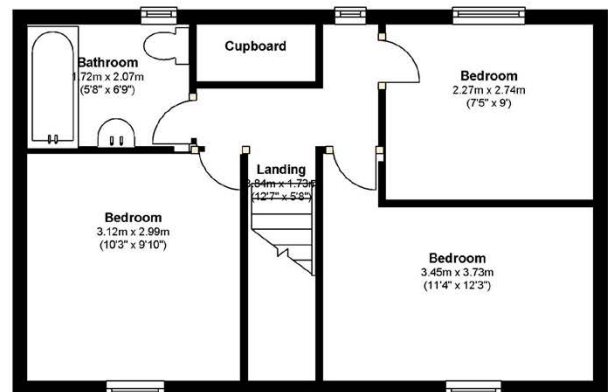




Ground Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 sq. feet)
FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY AND NO MEASUREMENT IS TO SCALE.



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