



36 Westlands Way,  
Oxted,  
RH8 0ND

Guide price of £749,950



4



2



3

Robert  
Leech.



# 36 Westlands Way, Oxted, RH8 0ND

Situated on one of Oxted's most popular roads this property is located just a short walk from Oxted town centre and train station.

Immaculately presented throughout the ground floor comprises three reception rooms, a modern kitchen, utility room and garden room providing ample space for family living. On the first floor there are three bedrooms and a family bathroom including an over the bath shower, W/C and hand basin. The loft has been converted to provide a master suite with Juliet balcony and full bathroom suite.

Outside there is ample off road parking to the front with side access to the West facing garden, which is mostly laid to lawn with a garden shed to the rear.



0.8 miles  
Oxted



12.7 miles  
Gatwick  
Airport



0.8 miles  
Oxted Mainline  
Station

- Freehold
- Built 1959s
- 4 beds, 2 baths, 3 receps
- West facing garden
- Loft conversion
- Ample off road parking
- Opportunity to extend (STPP)
- Living space 1,665sq ft
- Tandridge District Council
- Council tax band E (£2,643.38pa)



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

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

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

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION AND TRAVEL

Oxted town provides many amenities which includes a leisure complex with swimming pool, independent boutiques, cinema, theatre, numerous restaurants, deli and a range of shops including Morrisons and Waitrose.

Junction 6 is approximately 3.3 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is 13.8 miles by car.



## FAQ'S

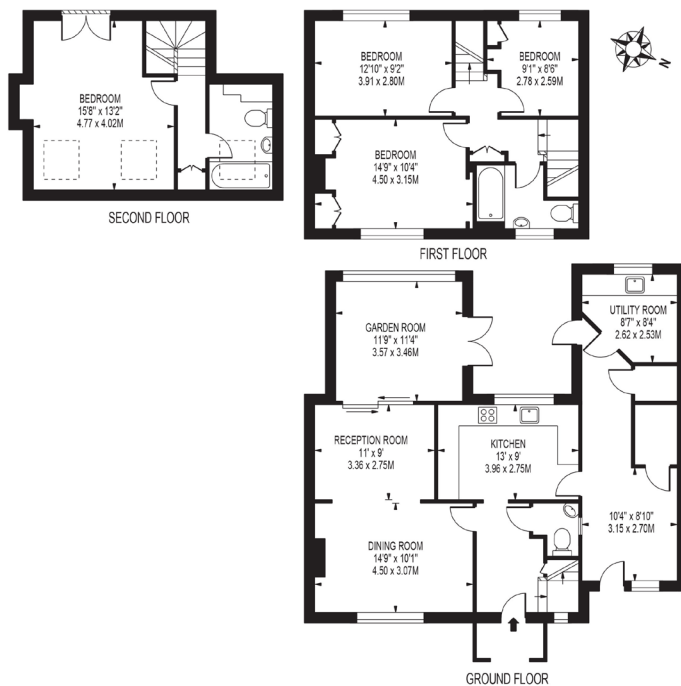
- Bought 2004
- Built 1959
- Tandridge Council Band E
- Front boundaries responsibility of property
- Loft conversion 2010 Building Regulations 2008 1B/1201
- Garden Room Extension 2015 Building Regulations TA/2010/1148 2011/B/176
- New windows 2013 - Fensa Certificates available
- Cooker can remain
- Regular boiler with hot and cold tank in kitchen services Jan 2022
- Traditional radiators
- Mains stopcock under kitchen unit
- Virgin Media Broadband





## WESTLANDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1665 SQ FT - 154.71 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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