



Westlands Way,
Oxted,
RH8 0ND

Guide price of £700,000



4



2



2

Robert
Leech 

Westlands Way, Oxted, RH8 0ND

This tastefully extended charming four bedroom family home has generous accommodation arranged over three floors and benefits from ample off road parking. The house is situated in a sought after location due to its proximity to the Ofsted outstanding rated primary school St Marys, less than half a mile away and 0.7 mile distance to the town centre and train station.

The accommodation comprises an entrance hallway with downstairs cloakroom, lounge with patio doors to the garden, a study/ playroom, a stunning fully fitted kitchen/diner with a range of wall and base units including a fitted double oven and space for dishwasher and washing machine. The dining area provides a great versatile space for keeping an eye on the children or entertaining friends and family. Come the summer months the conservatory provides a perfect sanctuary to relax with views over the garden. The first floor includes three bedrooms and family bathroom, whilst the 2nd floor features bedroom four with loft style windows, built in storage and modern en-suite shower room.

Outside the property has ample off road parking to the front with block paved driveway and flower beds. The rear garden features a lawn, providing a good space for children's games and entertaining for family and friends with flower beds including mature shrubs and flowers.

- Semi detached house
- 0.7 miles to Oxted town and station
- 4 beds, 2 baths, 2 receps
- West facing garden
- Conservatory
- Sought after location
- Off road parking
- Living space 1,535sq ft
- Council tax band E (£2,530.64pa)
- Tandridge district council



1 miles
Oxted



9.7 miles
Gatwick
Airport



1 miles
Oxted Mainline
Station



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.

Education-

Oxted School

St Mary's C of E Primary School (Ofsted Outstanding)

Hazelwood Preparatory School. . (Independent)

Lingfield School (formerly Notre Dame)

Caterham (mixed throughout),

TRAVEL

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.





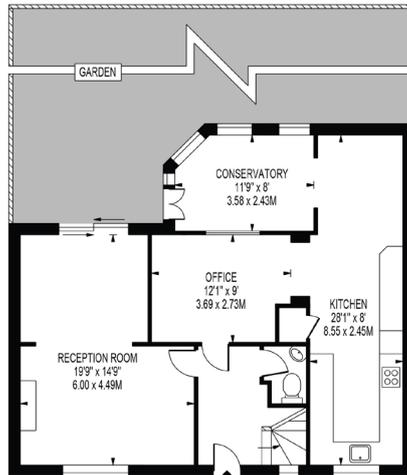
WESTLANDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1535 SQ FT - 142.61 SQ M



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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