



Peter Avenue, Oxted RH8
£1,395,000 Guide Price



CHAIN FREE

Located on a prestigious road set within the Heart of Oxted. This four-bedroom detached family home with south facing gardens boasts convenience to local amenities and the mainline train station.



The south-facing rear garden has been lovingly cared for and provides a secluded retreat with mature trees and hedges. The driveway provides parking for multiple vehicles and there is a front lawn.

LOCATION & TRAVEL

Set in a quiet residential road in the heart of Oxted, which offers gastro pubs and character properties. Oxted town centre is 0.5 miles and offers a leisure complex with swimming pool, independent boutique cinema, theatre, pubs, restaurants, and a range of shops including Morrisons and Waitrose. Oxted town also boasts the ever-popular Master Park offering year-round events.

Junction 6 is approximately 2.6 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station is 0.5 miles away and provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes).




Originally built circa 1930s, the property has since received three extensions in the late 1940s, mid 1980s and the third in 2008 including new windows and doors. From entering, the spacious hallway provides access to the reception room, separate dining room, kitchen with breakfast room, downstairs wet room, and stairs up to the first floor.

The Kitchen boasts a large breakfast room perfect for casual family meals, the separate utility room is off the breakfast room and provides additional access to the front driveway. The second reception room is off the breakfast room and currently serves as a tranquil escape with French doors onto the rear patio and garden. The reception room, formal dining room, breakfast room and second reception all benefit with access to the rear patio and gardens.

On the first floor, there is a family bathroom, three double bedrooms benefit from views of the south-facing rear garden, there is a final fourth double bedroom with views of the front.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	60	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

At a glance

- Chain Free
- Four Bedrooms, Two Bathrooms, 3 Reception Rooms
- Detached Family Home
- Garden Lounge
- Breakfast Room
- Utility Room
- Downstairs Wet Room
- Walking Distance to Oxted Town Centre
- 0.5 Miles To Oxted Mainline Train Station
- Sought After Location
- South-Facing Rear Garden
- EPC Rating D
- Council Tax Band G
- Tandridge District Council

PETER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2120 SQ FT - 196.97 SQ M



Intrigued?

01883 717272

Oxted@robertleech.com

72 Station Road East
Oxted Surrey
RH8 0PG

robertleech.com

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Robert Leech 
REIGATE OXTED LINGFIELD