



2 Silverdale Avenue, Oxshott, KT22 0LB  
Asking Price £1,350,000 Freehold

## HOW TO GET THERE

From our office in Oxshott High Street turn down the side of the office into Oakshade Road then first left into Silverdale Avenue, Spring Waters is the first house on the right hand side.

## SITUATION & DESCRIPTION

An ideal development/refurbishment opportunity, we offer this well presented three bedroom detached house situated in the heart of Oxshott village, within walking distance of Oxshott station, post office, public house, butchers, dentist and doctors. It features a well screened south facing garden with three reception rooms, one of which is particularly large with a triple aspect.

Local schools, within walking distance, includes Danes Hill and Royal Kent School with the American Community School, Reeds and the junctions of the A3 & M25 a short drive away.

## ENCLOSED ENTRANCE PORCH

Double glazed front door, tiled floor, courtesy lighting.

## RECEPTION HALL

Parquet flooring, under-stairs storage cupboard housing fuse board.

## CLOAKROOM

Low level w.c., wash hand basin.

## KITCHEN/BREAKFAST ROOM

Range of base and wall units with tiled splashbacks, inset stainless steel sink, range style cooker with double oven, five ring gas hob with stainless steel splashback and large extractor hood, washing machine, dishwasher, large fridge, microwave, marble floor, parquet flooring in breakfast room, door to covered porch with access to front and rear, door to garage.

## LIVING ROOM

Double aspect, working fireplace with granite surround, parquet flooring, casement doors to garden, door to :

## FAMILY ROOM/GAMES ROOM

Triple aspect, wood block flooring, doors to garden.

## DINING ROOM

Single aspect, parquet flooring.

## FIRST FLOOR LANDING

Access to part boarded loft, large storage cupboard.

## MASTER BEDROOM

Rear aspect, range of fitted wardrobe cupboards with sliding doors.

## BEDROOM TWO

Front aspect, fitted wardrobe cupboards.

## BEDROOM THREE

Rear aspect, airing cupboard housing hot water cylinder.

## FAMILY BATHROOM

Panel enclosed bath, low level w.c., twin wash hand basins with storage below, downlighters.

## SEPARATE W.C.

Low level w.c.

## SINGLE GARAGE

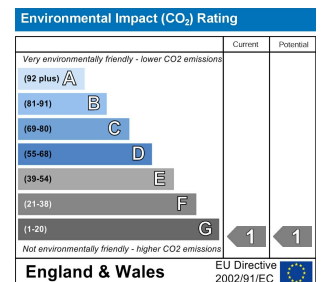
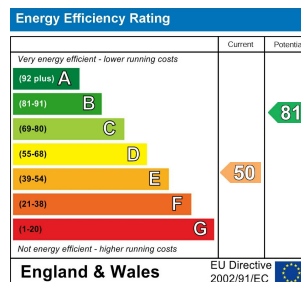
Electric up and over door, power and light.

## OUTSIDE

Walled rear garden with lawn and mature shrubs. To the front of the property there is carriage driveway with parking for several cars with further lawned areas.

## COUNCIL TAX

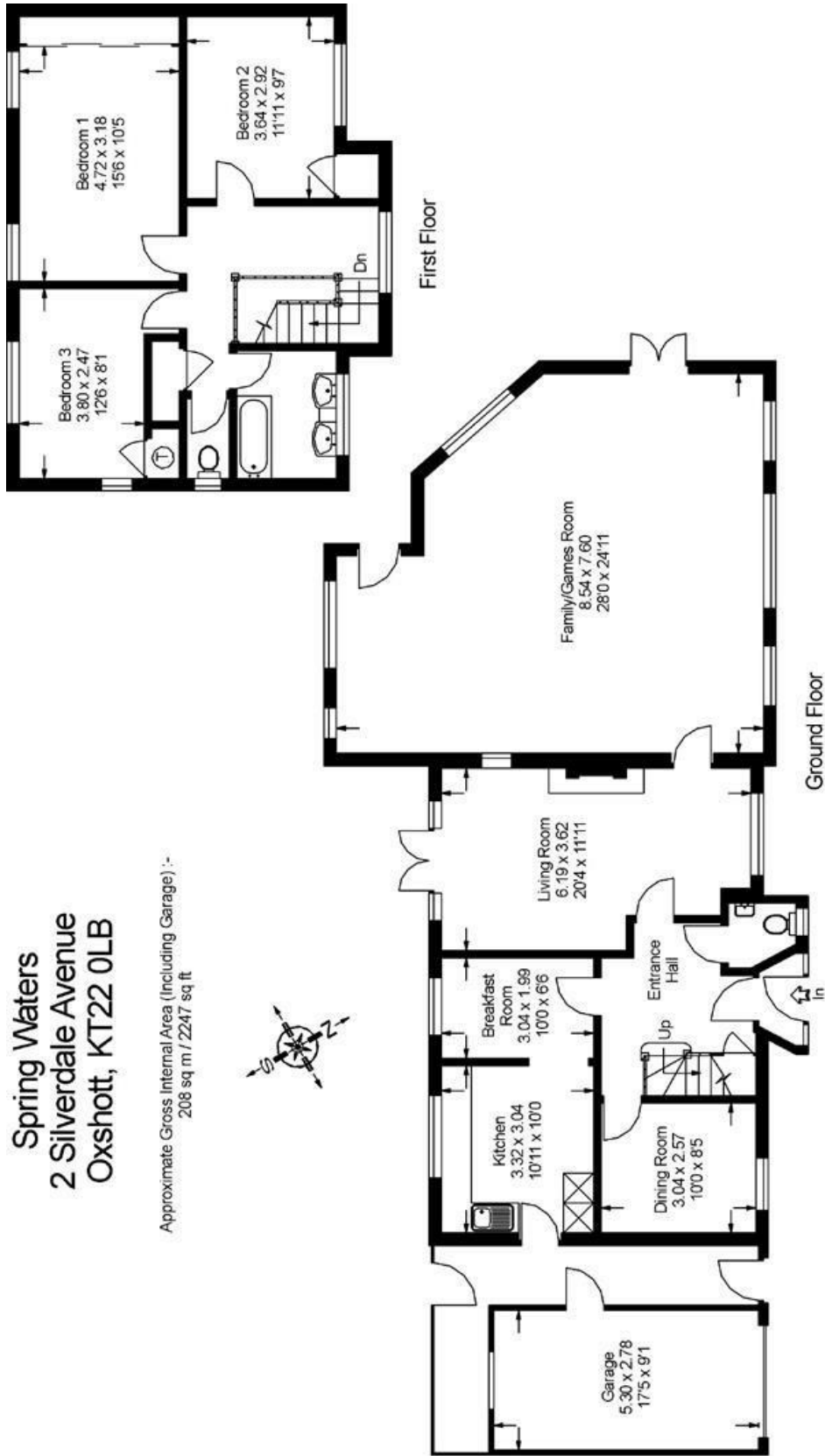
Band G - £4,261.45 (2026/27)





**Spring Waters  
2 Silverdale Avenue  
Oxshott, KT22 0LB**

Approximate Gross Internal Area (Including Garage) :-  
208 sq.m / 2247 sq.ft



FLOORPLANZ © 2008  
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.