Payne&Co.



19 Greenacres

Oxted RH8 0PA

Freehold

£459,950

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Situation
Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions
From our office proceed up Station Road West and bear left into Station Approach. At the T junction turn right under the railway bridge and at the mini roundabout turn left into Chichele Road. Take the first turning on the right into Silkham Road passing Field Court on your right and the next turning on the right is Downs Way. Proceed through Downs Way which naturally leads to Greenacres; follow the road and the property will be found after a short distance on your left.

To Be Sold
A very well presented and recently refurbished family home with benefits including modern kitchen and bathroom and off road parking.

Front Door
Leading to;

Entrance Hall
Front aspect double glazed window, radiator, cloaks cupboard (shelf, fuse board, electricity and gas meters), door to (stairs to first floor).

Sitting Room
Front aspect double glazed window, radiator, recess (shelved).

Kitchen/Dining Room
Rear aspect double glazed French doors, rear aspect double glazed window, radiator, wood effect flooring, range of white high gloss eye and base level units, work surface with inset stainless sink, drainer and mixer tap, inset 4 ring induction hob with extractor over, integrated appliances of twin ovens, other appliances included are fridge, freezer, dishwasher and washing machine, ceiling spotlights, wood effect flooring.

First Floor Landing
Loft hatch, doors to;

Family Bathroom
Rear aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled w.c with dual flush, wash hand basin with mixer tap and storage below, bath with integrated Bristan shower over and glass screen) tiled walls, ceiling spotlights, wood effect flooring.

Bedroom
Front aspect double glazed window, radiator, cupboard (two hanging rails and wall mounted boiler).

Bedroom
Front aspect double glazed window, radiator, fitted units, integral storage.

Bedroom
Rear aspect double glazed window, radiator, integral storage.

Outside
Front garden comprises lawn with a footpath to front door and access to the side passage way that leads to the rear garden as well as off road parking

The rear garden is an enclosed space with patio. A raised flower bed is present along the rear boundary together with a gate to the communal grassed area beyond.

Tandridge District Council Tax Band D






Road Map



Floor Plan



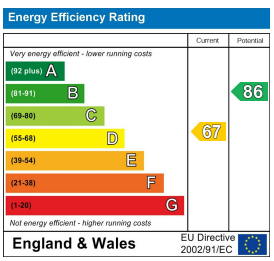
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID709472)

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Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com