



**28 Greenacres**

**Oxted RH8 0PB**

**Freehold**

**£450,000**





# 28 Greenacres

Oxted RH8 0PB

£450,000



## Situation

The property is located in a popular residential road and within comfortable walking distance of Oxted town centre, its mainline station, wide variety of boutique shops and supermarkets, leisure pool complex, cinema and library. 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 including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).. For the M25 commuter, access at nearby Godstone (Junction 6) gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location/Directions

For SatNav use: RH8 0PB

## To Be Sold

NO CHAIN. Situated on a popular road and backing onto farmland, this family home offers a host of benefits including off road parking to the front for two cars, large rear garden, garage in a nearby block and loft conversion potential.

## Front Door

Leading to;

## Hallway

Coat cupboard (electricity and gas meters, fuse board), stairs to first floor, door to;

## Lounge/Dining Room

Front aspect double glazed picture window and rear aspect double glazed window and door, part carpet part wood effect flooring, integral storage, door to;

## Kitchen

Rear aspect double glazed window, range of eye and base level units, work surfaces with inset stainless steel sink, drainer and mixer tap, spaces for cooker, washing machine and tall fridge freezer, cupboard housing Johnson and Starley warm air boiler, tile effect vinyl flooring.

## First Floor Landing

Loft hatch, airing cupboard (slatted shelves and hot water tank), doors to;

## Bedroom

Front aspect double glazed window, integral storage.

## Bedroom

Front aspect double glazed window, storage recess.

## Bedroom

Rear aspect double glazed window, integral storage.

## Bathroom

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising bath with integrated shower over, pedestal wash hand

Tel: 01883 712261

basin, close coupled W.C), part tiled walls, electric chrome heated towel rail, tile effect vinyl flooring.

### **Outside**

To the front of the property there is block-paved off road parking for two cars.

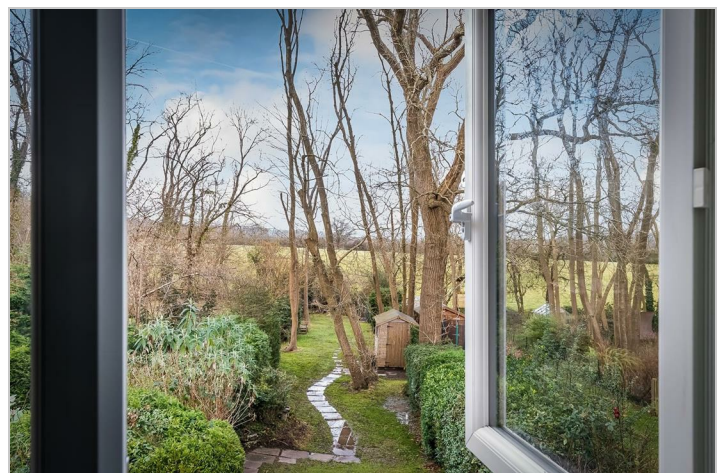
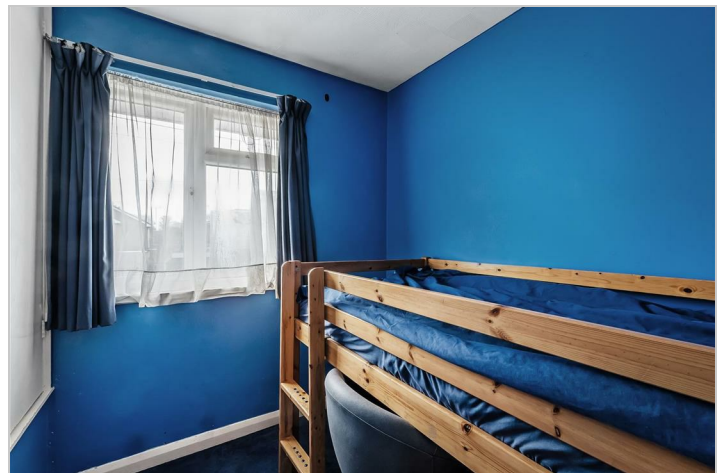
The rear garden, which is around 40m in length, comprises a patio adjacent to the rear elevation, beyond which there is an extensive area of lawn with several trees and shrubs along the borders, along with a garden shed. There is rear access possible via a side passageway.

A garage is present in a nearby block.

### **Tandridge District Council Tax Band D**

### **Notes**

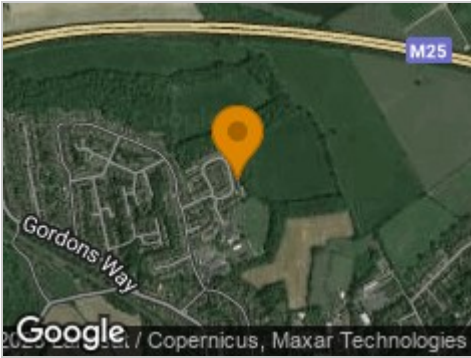
NB: The property is heated by gas-fired warm air heating.



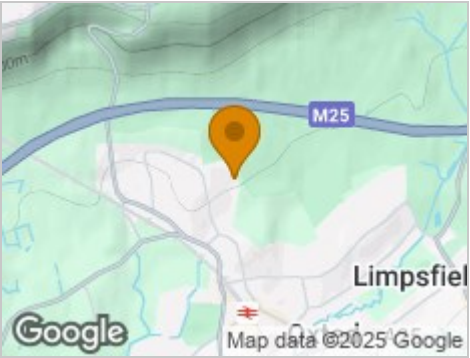
Road Map



Hybrid Map



Terrain Map



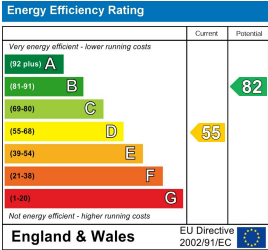
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.