

# Payne&Co.



**33 Juniper Close**  
Limpsfield Oxted RH8 0RX

**£600,000**

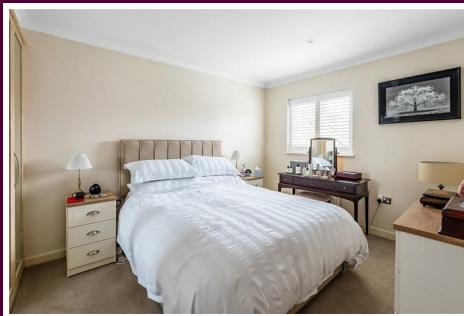
**Freehold**



# 33 Juniper Close

## Limpsfield Oxted RH8 0RX

£600,000



### Situation

Situated in a popular no-through road and close to open countryside with pleasant rural walks and around 0.5 mile of Hurst Green railway station with service to East Croydon and London. Oxted town centre is approximately 1.5 miles away and 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

For SatNav use: RH8 0RX Turning off Red Lane and entering The Hollies, follow the road around taking the left hand turn into Juniper Close. The property will be found on the right hand side opposite as you approach the far end of the development.

### To Be Sold

An extremely well presented and well appointed detached family home having been occupied by the current owners since new and located in a popular cul de sac and is within a short drive of

Oxted. The property enjoys a beautiful landscaped rear garden, garage and driveway.

### Entrance Hall

Wooden flooring, Door to;

### Kitchen

Vinyl Flooring, black granite worktop, 4 ring gas hob, dishwasher, washing machine, integrated fridge freezer, electrolux oven & grill, low and eye level cupboards, under cupboard lighting, front aspect window with shutter, side door to driveway.

### Dining Room

Front aspect window, wooden flooring

### Cloakroom

Low suite WC, hand basin, eye level cupboard, tiled flooring

### Living Room

Rear aspect window, door to conservatory

### Conservatory

Door to garden and access to garage

### Stairs to First Floor Landing

Built-in airing cupboard housing wall mounted gas fired central heating boiler, trap to loft.

### Bedroom One

Built in wardrobe cupboards with hanging rail and high level shelving, rear aspect window.

## **En-Suite Shower Room**

Full width multi spray shower, vanity unit, low suite wc, vinyl flooring, full tiled walls, heated towel rail.

## **Bedroom Two**

Build in wardrobe cupboards with hanging rail and high level shelving, front aspect window.

## **Bedroom Three**

Front aspect window.

## **Family Bathroom**

Modern white suite with enclosed bath, mixer tap and hand shower attachment, pedestal wash basin, low suite wc.

## **Outside**

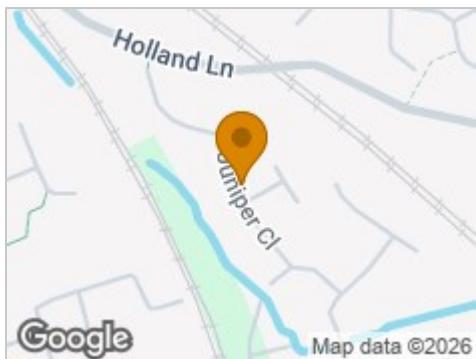
A beautifully presented, well established south-west facing rear garden with patio and well maintained lawn.

Single garage with space for tumble dry, electric door. There is parking available in front of the garage.

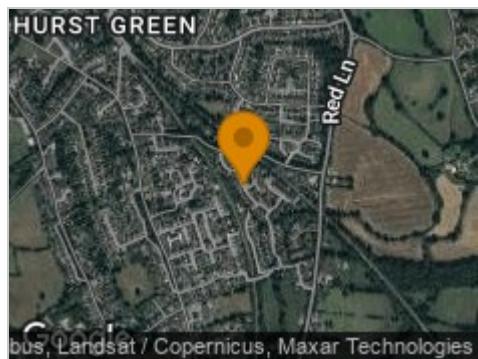
## **Tandridge District Council Tax Band F**



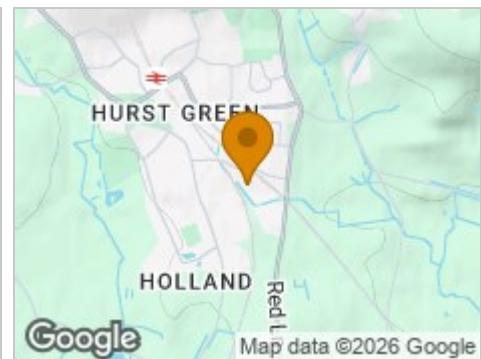
## Road Map



## Hybrid Map



## Terrain Map



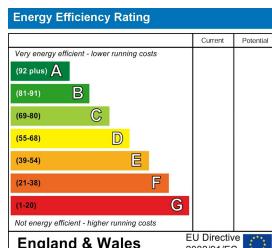
## Floor Plan



## 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



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