



**77 Barnfield Way, Oxted, RH8 9QG**  
**Guide price £250,000**

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NO ONWARD CHAIN.

A rare opportunity to secure this Freehold end of terrace property located in a quiet residential cul de sac, great for a first step onto the property ladder or a solid addition to an existing property portfolio.

Accommodation comprises of one generous double bedroom, a modern upstairs bathroom with lots of natural light, a good size reception room with space for a dining table and deep storage cupboard, a fitted kitchen with ample storage cupboards and work surfaces and the landing also benefits from another good size storage cupboard and access to a handy loft space.

Outside there is a well maintained enclosed front garden, the huge bonus of a garage and plenty of residents parking.

Barnfield Way offers a semi-rural location with the benefit of being approximately one mile walk of Hurst Green main line station. The town of Oxted is approximately two miles away and offers a range of facilities including a cinema, leisure centre with pool and a variety of local shops and supermarkets including Waitrose and Morrisons.

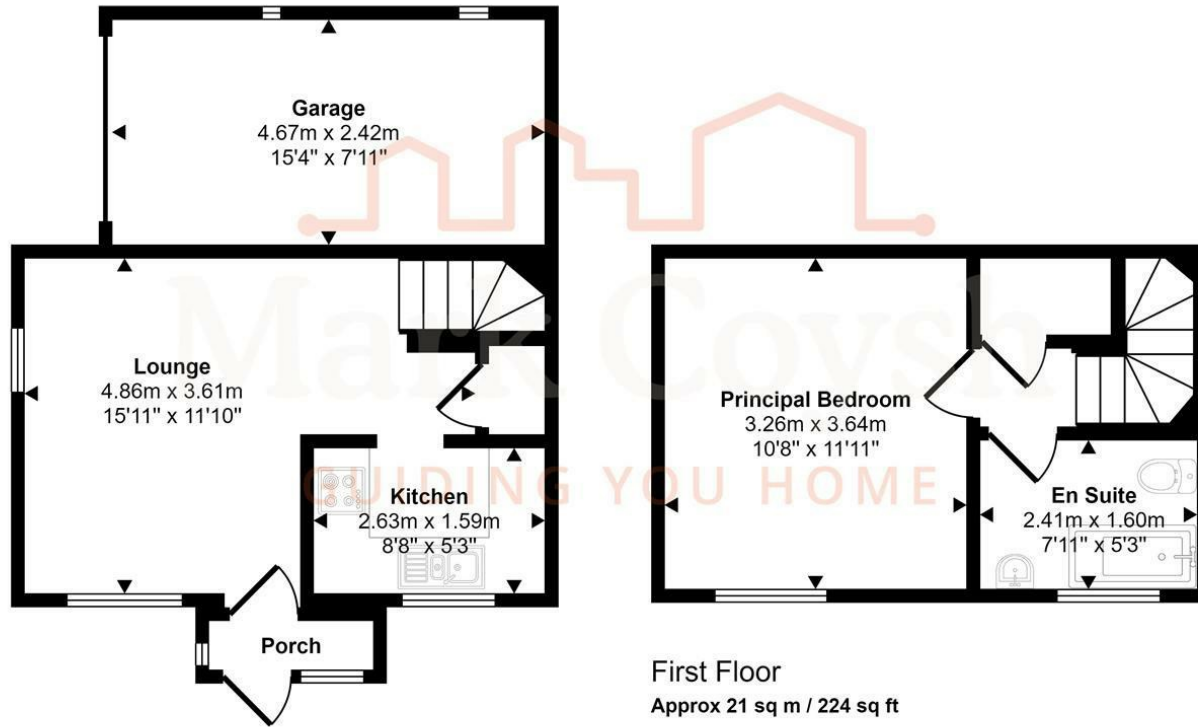
Junction 6 of the M25 is approximately five miles away providing easy access to the M23 and Gatwick airport. Hurst Green main line railway station provides fast trains to East Croydon (from 21 minutes), London Bridge (from 37 minutes), London Victoria (from 45 minutes) and London St Pancras International (from 56 mins).

Please note: Mark Coysh/Estate Agent is related to the seller.





Approx Gross Internal Area  
55 sq m / 591 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

