



Huxley Drive, Oxted, RH8 9BZ

Guide Price £325,000

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ACCOMMODATION

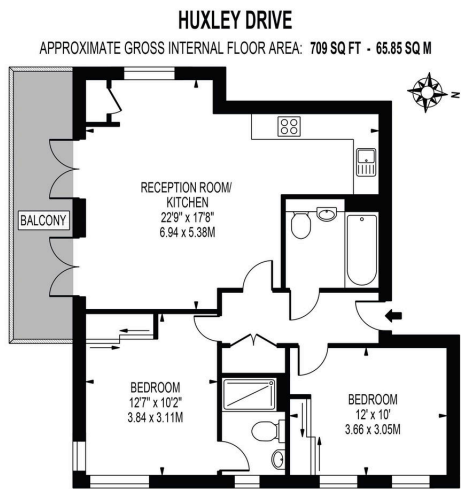
Offered to the market chain free this immaculate second floor apartment that boasts large living space, a large private balcony, super fast fibre broadband, two bathrooms, and just a 0.7mile walk to Hurst Green mainline railway station.

The property has the benefit of an open plan kitchen diner opening up onto the large private balcony, 2 bedrooms and two bathrooms including an en-suite to the master and plenty of built in storage. There is also the benefit of allocated off road parking and communal green spaces.

LOCATION AND TRAVEL

Located in a brand new development within walking distance of local shop and Hurst Green mainline railway station. Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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.





SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- CHAIN FREE SALE
- Communal Gardens
- Secure Bike Store
- Super fast fibre broadband
- 0.7 Miles To Hurst Green Train Station
- Two bathrooms
- Second Floor With Lift
- Private balcony
- Friendly neighbourhood community
- EPC rating B



27092022, 11:28 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 5 21 Huxley Drive Oxted Surrey SE22	B	Valid until: 24 October 2027 Certificate number: 2025-8901-7360-3863-4902
Property type		Mid-floor flat
Total floor area		47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-on-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-on-rental-properties#energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
95-100	A		
81-94	B	← 81	← 81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

