



Juniper Close, Oxted RH8
£465,000 Guide Price



Built in 2006, this charming mid terrace home has been gradually maintained and improved, and is now ready for a new family to move in. Just a 0.6 mile walk from Hurst Green railway station, and with three bedrooms, two bathrooms, a level south-west facing rear garden, single garage en bloc and parking.



ACCOMMODATION

Upon entering, the ground floor comprises of; entrance hallway, with downstairs cloakroom, reception room, with internal French doors leading to the kitchen/dining room with tiled flooring, built-in gas hob, electric oven and extractor fan, integrated fridge/freezer and dishwasher, there are French doors leading out onto the rear garden. The master bedroom with ensuite shower room and built-in wardrobes is located on the first floor, along with the second bedroom, a separate family bathroom and airing cupboard. The third bedroom is located on the second floor boasting plenty of natural light.

OUTSIDE

The property features a front and rear garden with rear access, and a single garage en bloc.

LOCATION & TRAVEL

Situated on a development in a semi-rural location, yet under a 1 mile walk of a main line station. The town of Oxted is approximately two miles away and offers a more comprehensive 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 5.7 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).



SCHOOLS

State –

- Hurst Green Infant School 3 to 7 years
- Holland Junior School 7 to 11 years
- Oxted School 11 to 19 years

Independent –

- Hazelwood Nursery and Early Years, 3 months to reception.
- Hazelwood Upper School, Year 1 to 13 years.
- Caterham Prep School 3 to 11 years.
- Caterham School 11 to 18 years.



At a glance

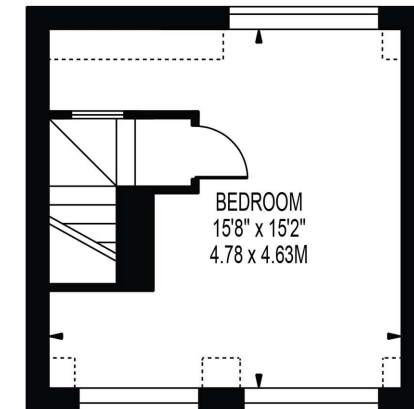
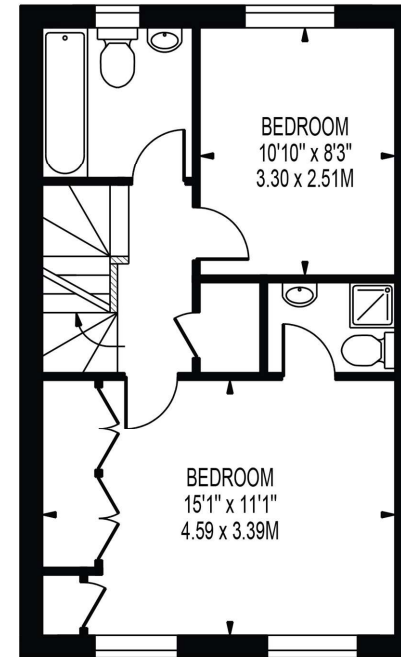
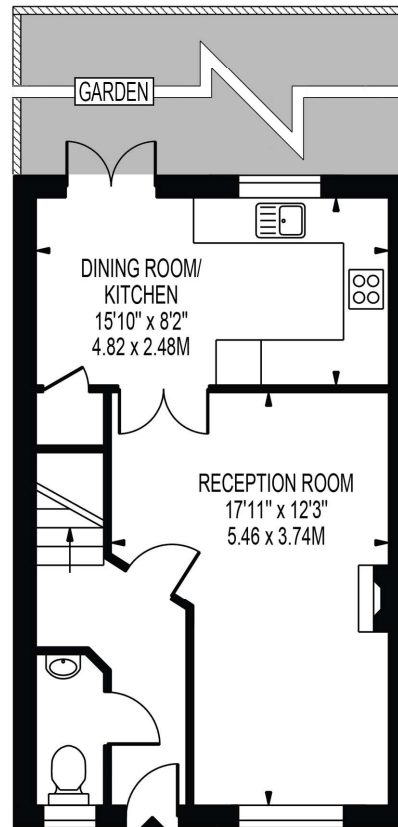
- End Of Chain
- 3 Bedrooms, 2 Bathrooms, 1 Reception Rm
- Ensuite & Family Bathroom
- Quiet, Sought After cul-de-sac Location
- 0.6 Miles From Hurst Green Station
- South-West Facing Rear Garden
- Integrated Appliances
- Downstairs Cloakroom
- Off-Street Parking
- Freehold
- Garage en-bloc
- Council Tax Band D
- EPC Rating C

JUNIPER CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1062 SQ FT - 98.70 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 40 SQ FT - 3.76 SQ M



Intrigued?

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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.

FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		73	84
		EU Directive 2002/91/EC	

Robert Leech 

REIGATE OXTED LINGFIELD