Payne&Co.



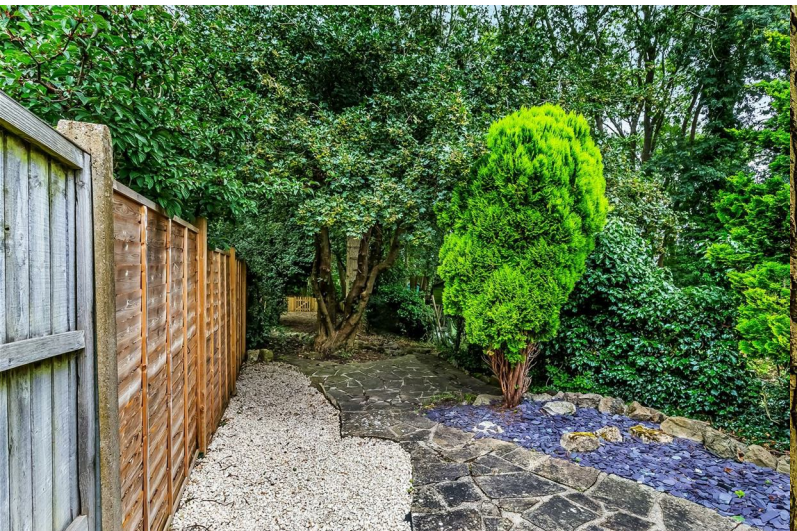
54 Greenacres

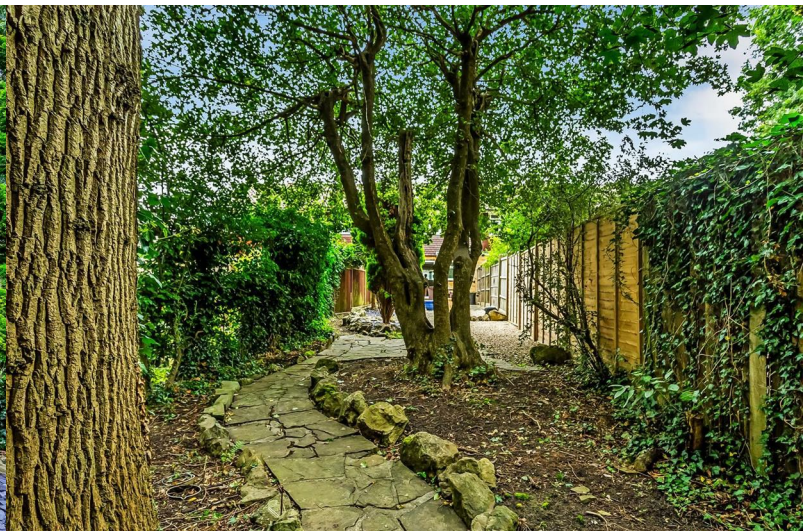
Oxted RH8 0PB

Freehold

£410,000

2 | 1 | 1 | C





54 Greenacres

Oxted RH8 0PB

£410,000





Situation
Oxted town centre 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
From our office proceed up Station Road West bearing left into Station Approach. At the junction turn right, proceed under the railway bridge and at the mini roundabout turn left into Chichele Road. Take the first turning on the right into Silkham Road passing Field Court on the right and the next turning on the right is Downs Way. Follow the road which becomes Greenacres and the property will be found on the right hand side.

To Be Sold
Available with NO ONWARD CHAIN is this well presented terrace house within a sought after cul de sac and is ideally situated within comfortable walking distance of Oxted town centre and mainline station. The property has a particularly long rear garden of (approx. 180ft).

Large Reception Porch

Entrance Hall
Built in storage cupboard, stairs to first floor.

Lounge/Dining Room
High and Low level built in cupboards, storage cupboard under stairs, sliding patio door leading to rear garden, opening to:

Kitchen
Recently fitted including AEG washing machine, integrated oven, four ring gas hob with cooker hood above, freestanding fridge/freezer, wall mounted gas fired central heating boiler.

Stairs to First Floor Landing
Trap to loft.

Bedroom One
Built in storage cupboard over stairs, built in double wardrobe cupboard with sliding doors.

Bedroom Two
Built in wardrobe cupboard.

Bathroom
Recently fitted white suite of enclosed bath with hand shower attachment above, pedestal wash basin, low suite w.c., heated towel rail, part tiled walls.

Outside
Area of garden to the front, laid predominantly to

lawn with side access leading to long rear garden which is approximately 180ft long. There is an area of paved patio adjacent to property leading to a pathway leading towards the far end of the garden which is partly wooded. Beyond the immediate area there is a further larger area of garden which enjoys an abundance of mature trees.

Garage in block closeby.

Tandridge District Council Tax Band D









Road Map



Hybrid Map



Terrain Map



Floor Plan



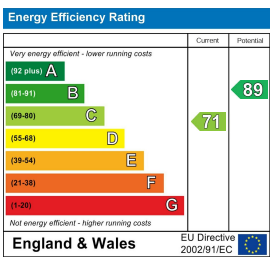
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID991952)

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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.

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