



**Guide Price**  
**£450,000**

**Freehold**

2x  1x  1x 

**Padbrook, Oxted,  
Surrey, RH8**

**cubitt & west**  
Helping you move forwards



## Main features

- Two bedroom terrace house with off road parking
- Garage en-bloc & rear access to the garden
- Short walk to Limpsfield High Street
- Cul-de-sac location
- Chain Free

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 8'0 x 8'0 (2.44m x 2.44m)  
 Lounge/Diner: 15'0 x 15'0 (4.58m x 4.58m)

### FIRST FLOOR

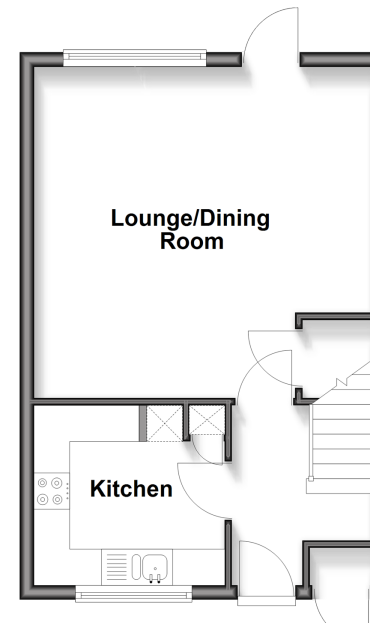
Landing  
 Bedroom 1 : 15'0 x 10'0 (4.58m x 3.05m)  
 Bedroom 2: 10'9 x 10'0 (3.28m x 3.05m)  
 Bathroom: 6'0 x 6'0 (1.83m x 1.83m)

### OUTSIDE

Rear Garden  
 Off Road Parking  
 Garage en-bloc

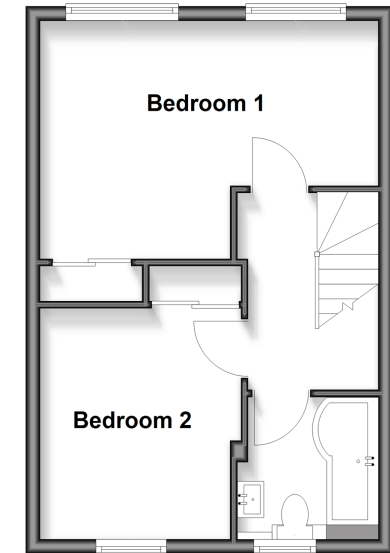
### Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



### First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Call Caterham - 01883 331000 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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