

Payne & Co.



61 Barrow Green Road

Oxted RH8 0NJ

Freehold

£860,000



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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

From our office proceed down Station Road West to the roundabout and turn right with Master Park on your left hand side. Passing the Total petrol station on your right, proceed straight on into Barrow Green Road. Pass under the railway bridge passing Chichele Road on your right and the property will be found shortly after on the left hand side.

To Be Sold

An attractive four-bedroom period property, featuring a wealth of original period features including fireplaces, picture rails and decorative ceiling roses. Ideally situated within easy reach of Oxted town centre, the property enjoys convenient access to an excellent range of shops, restaurants, amenities, schools and mainline railway services.

Hallway

Amtico flooring throughout, with stairs leading to the first floor accommodation and doors leading to:

Sitting Room

A spacious front-facing room with sash windows and fitted shutters, complemented by an attractive feature fireplace and bespoke fitted shelving.

Kitchen/Dining/Family Room

A superb double aspect open-plan space, ideal for modern family living and entertaining. The beautifully appointed Harvey Jones kitchen is fitted with an extensive range of base and wall units, complemented by marble work surfaces incorporating a 1½ bowl undermounted sink and breakfast bar.

Integrated appliances comprise an AEG five-ring gas hob with extractor canopy over, dishwasher, double oven and microwave, together with space for a freestanding fridge/freezer.

The dining area features a charming wood-burning stove with oak mantel over and benefits from access to a useful walk-in storage cupboard.

The comfortable seating area enjoys views over the rear garden through bi-fold doors.

A door from the room leads to:

Utility Area/Cloakroom

Providing space and plumbing for a washing machine, this useful utility area gives access to

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the cloakroom, which is fitted with a low-level WC and vanity unit incorporating a wash hand basin. There is a window to the rear.

First Floor Landing

Stairs leading to second floor accommodation and doors to:

Bedroom Two

Generously sized double bedroom with feature fire place and views to the front of the property.

Bedroom Three

Double bedroom with feature fire place and views to the rear of the property.

Bathroom

Overlooking the rear of the property, the family bathroom is partially tiled and fitted with a paneled bath with handheld shower attachment, separate walk-in shower, low-level WC, and wash hand basin. Additional features include a heated towel rail and a useful shelved storage cupboard housing the boiler.

Second Floor Landing

Doors leading to:

Bedroom One

A spacious dual-aspect double bedroom, featuring a Juliet balcony. The room benefits from useful eaves storage and access through to the en-suite shower room.

Bedroom Four

Single bedroom with views to the rear.

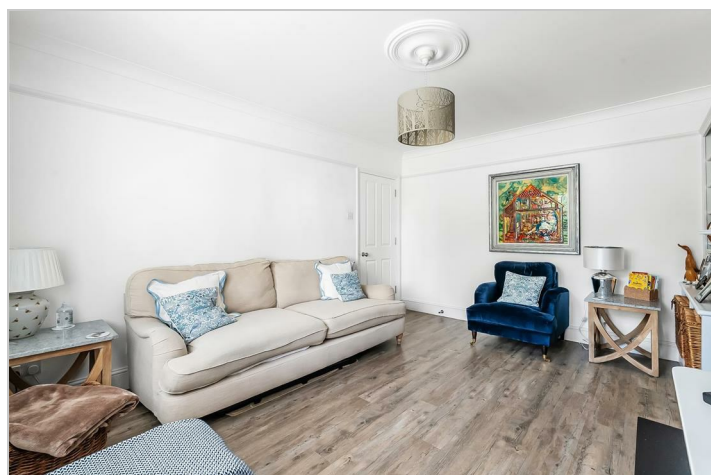
Outside

To the front of the property there is a brick paved driveway with off road parking for two vehicles, and side access to the rear of the property.

The storm porch is decoratively tiled and provides an attractive welcome to the property.

To the rear of the property the enclosed garden is laid to lawn with a paved patio and has a garden shed for storage.

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Road Map



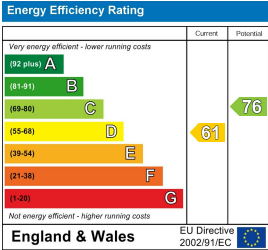
Floor Plan



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.