



**26 Barrow Green Road**  
**Oxted, RH8 0NL**

**Freehold**

NO CHAIN - An extremely well presented and deceptively spacious three bedroom semi-detached house having been redecorated, benefitting from a car parking space together with a garage en-bloc and further visitor parking spaces. The property is located in a small private close within close proximity to the town centre.

**£565,000**

# 26 Barrow Green Road

, Oxted, RH8 0NL



- 3 Bedrooms
- Kitchen
- Garage En-Bloc Close-By
- Gas central heating
- Bathroom
- Cloakroom
- Car parking space
- Open Plan Lounge/Dining Room
- Garden
- Visitor parking spaces

## Situation

In a pleasant private cul-de-sac within a few minutes walk of Oxted centre offering varied shopping facilities and station with regular commuter service to Croydon and London. Schools for all ages are also within easy reach and local recreational facilities include cinema and swimming pool complex. Access to the M25 motorway (junction 6) is within 3.5 miles

## Location/Directions

Approaching Oxted from Godstone direction turn left off the A25 into Church Lane opposite the filling station. Continue until the mini roundabout, take the first exit then turn left on a sharp right bend having passed another petrol station. Pass under the railway bridge and the cul-de-sac is then the second turning on the right hand side.

## To Be Sold

NO CHAIN - An extremely well presented and deceptively spacious three bedroom semi-detached house having been redecorated, recarpeted, rewired and benefits from a car

parking space together with a garage en-bloc and further visitor parking spaces. Located in a small private close within close proximity to the town centre. The well balanced accommodation comprises.

## Front Door Leading to Small Entrance Hall

Built-in cloak cupboard, stairs to first floor.

## Cloakroom

Low suite w.c, wash hand basin

## Open Plan Lounge/Dining Room

Built in shelved cupboard with sliding doors, French doors leading to rear garden.

## Kitchen

Modern kitchen units comprising single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, upright fridge freezer, dishwasher, washing machine, tumble dryer, freestanding oven with gas hob and extractor over.

## First Floor Landing

Trap to loft, built-in shelved cupboard housing modern boiler.

## Bedroom One

Rear aspect double glazed window, radiator, cupboard with sliding door.

## Bedroom Two

Front aspect double glazed window, radiator, cupboard with sliding door.

## Bedroom Three

Front aspect double glazed window, radiator, built-in storage cupboard over stairs.

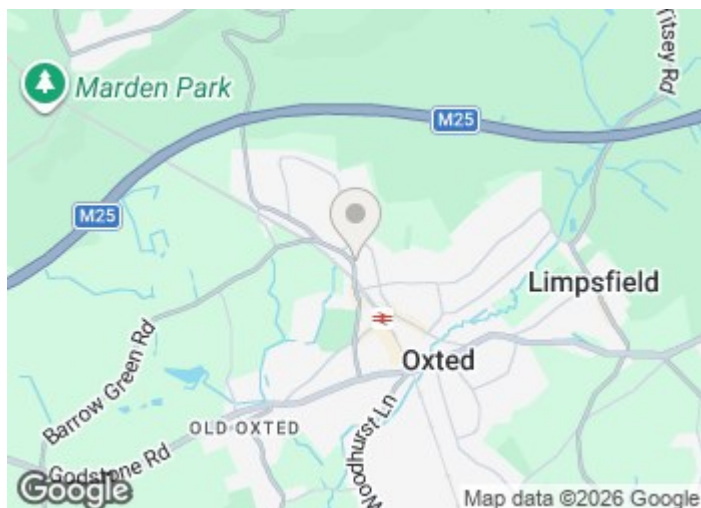
## Bathroom

Modern white suite of enclosed bath with wall mounted shower above, pedestal wash basin, low suite w.c, chrome heated ladder towel rail.

## Outside

The rear garden is of manageable proportions laid predominantly to patio with various flower/shrub borders. There is a parking space to the rear of the property, Garage en bloc close-by, and visitor parking space is available.

## Tandridge District Council Tax Band D




## Directions

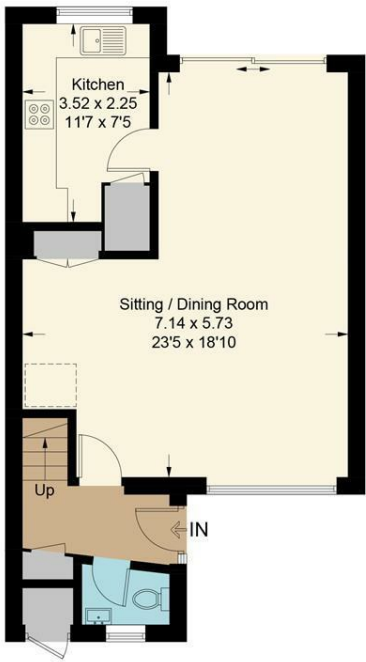




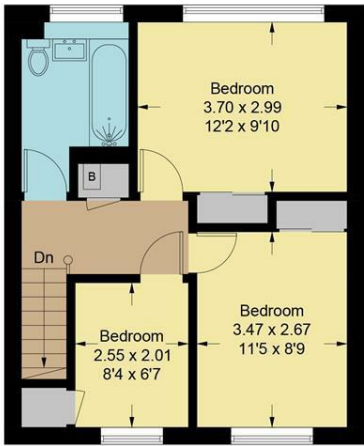
Floor Plan

 = Reduced headroom below 1.5m / 5'0

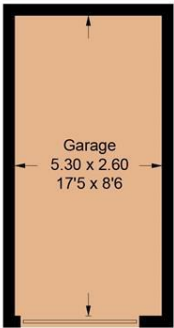
Approximate Gross Internal Area = 90.9 sq m / 978 sq ft  
Garage / External Cupboard = 14.5 sq m / 156 sq ft  
Total = 105.4 sq m / 1134 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1249647)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 