

Sinclair  Hammelton



ASKING PRICE

£530,000

Greenacres

Surrey, RH8 0PA

PROPERTY SUMMARY

A brand new three bedroom end of terrace home situated in a quiet and sought after location within easy reach of Oxted town centre which offers an abundance of independent shops and restaurants aswell as Waitrose, Sainsburys and Morrisons supermarkets. Accommodation comprises a spacious entrance hall, doors leading to WC, bright living room and modern fitted kitchen/breakfast room with integrated appliances and breakfast bar. On the first floor are three bedrooms and family bathroom. There is ample parking to the side of the property, side gate access into the rear garden. The house has been designed with efficiency and sustainability in mind, the property has an A-rated Energy Performance Certificate, solar panels that deliver estimated annual savings of around £1,200 and electric vehicle charging point. Families will appreciate proximity to outstanding local schools, including Oxted School and several well-regarded primary options, while commuters benefit from excellent rail and road connections. EPC: A COUNCIL TAX - Construction - Traditional Mains Services - Yes Heating System - Gas radiators Broadband – Standard 17 mbs, Superfast 80 mbs, Ultrafast 1800 mbs Mobile coverage - EE is best with 79% Restrictive covenants – No

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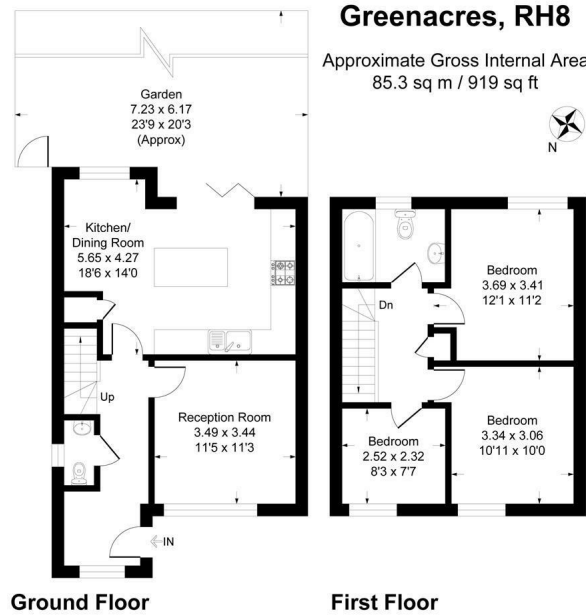
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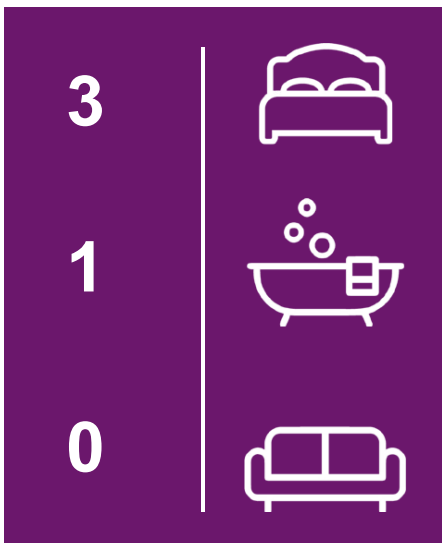
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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



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

EPC RATING: COUNCIL TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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