

# Payne&Co.



**18 Barrow Green Road**  
Oxted RH8 0NL

**Freehold**

**£520,000**



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Oxted RH8 0NL

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## Situation

The property is located in a popular 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

For SATNAV use RH8 0NL

## To Be Sold

An end of terrace house located in a sought after private close and within close proximity of the town centre, mainline station and schools. The property offers deceptively spacious accommodation and benefits include a ground floor cloakroom, garage and is being sold with no onward chain.

## Entrance Hall

Engineered oak flooring, stairs to first floor, built-in storage cupboard.

## Cloakroom

Low suite w.c, vinyl flooring, wash hand basin.

## Lounge/Dining Room

A double aspect room with engineered oak flooring, electric fire with Egyptian marble

surround, built-in storage cupboard, double glazed sliding patio door leading to rear garden.

## Kitchen

One and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, integrated stainless steel double oven with four ring induction hob, integrated fridge/freezer, plumbing available for washing machine, integrated slimline dishwasher, cupboard housing gas warm air boiler for hot water and heating.

## Stairs to First Floor Landing

Trap to loft with electric light, built-in airing cupboard housing hot water tank.

## Bedroom One

Built-in wardrobe cupboard with sliding doors, rear aspect window overlooking garden.

## Bedroom Two

Built-in double wardrobe cupboard with sliding doors.

## Bedroom Three

Built-in storage cupboard over stairs.

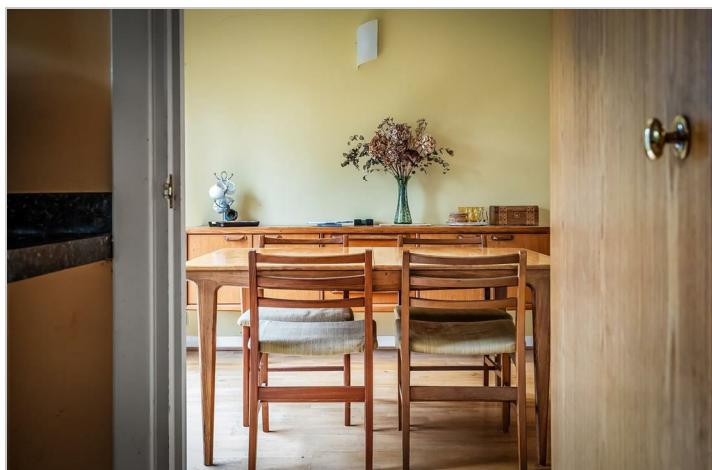
## Bathroom

White suite of enclosed bath with mixer tap and shower above, vanity unit, low suite w.c, tiled walls.

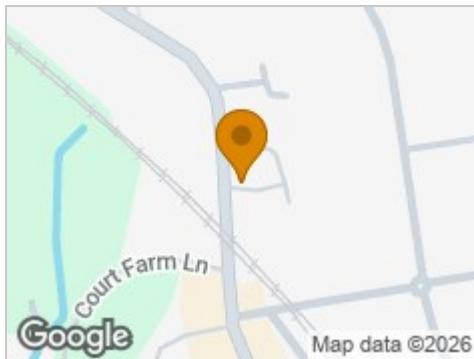
## Outside

To the front of the property is a path leading to the front entrance with an adjacent bin / meter cupboard. To the rear there is a courtyard garden which is fence enclosed with shrub borders to two sides, garden tap and rear gate. Within the back garden there is a padlockable lean to / shed. A few meters from the house there is a single garage en bloc with workbench and electric lighting and sockets.

## Tandridge District Council Tax Band D



## Road Map



## Hybrid Map



## Terrain Map



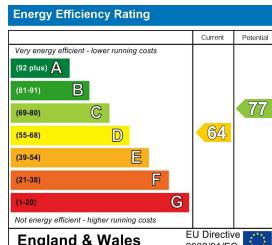
## Floor Plan



## 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



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