Payne&Co.



# 15 Barnfield Way

**Hurst Green Oxted RH8 9QF**

**Freehold**

**£415,000**

2 | 1 | 1 | C





# 15 Barnfield Way

## Hurst Green Oxted RH8 9QF

## £415,000





### Situation
In a popular residential area convenient for local shops and just over half a mile from Hurst Green station offering commuter services to Croydon and London. Oxted town centre offering a wider range of facilities is approximately two miles away. Access to the M25 motorway (junction 6) is about four miles away.

### Location/Directions
Approaching Oxted on the A25 from Godstone direction, turn right at the viaduct traffic lights into Woodhurst Lane, Continue until reaching Hurst Green, pass over the green and Barnfield Way will be found on the left hand side shortly after The One Stop shop. For SatNAV use RH8 9QF

### To Be Sold
An immaculately presented and extended two bedroom home situated in a popular cul de sac. The property offers generous and flexible living space, including a bright extended living and dining area with log burner and Velux windows. Further benefits include a recently updated bathroom, fitted storage, an attractive enclosed rear garden and allocated parking. Hurst Green station and local amenities are within easy reach.

### Entrance Hall
Laminate flooring, stairs to first floor, built-in storage cupboard understairs.

### Kitchen
One and a half bowl single drainer sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, plumbing available for dishwasher, space for cooker, cooker hood, plumbing available for washing machine and space for upright fridge freezer, laminate flooring.

### Extended Living Room
A bright and spacious extended living area providing flexible space for both relaxing and dining. Features include a fitted log burner, two electrically operated Velux windows and direct access to the rear garden.

### Stairs to First Floor Landing
Trap to loft.

### Bedroom One
Full length range of fitted wardrobe cupboards, rear aspect window with outlook over small children's play area.

### Bedroom Two
Built-in storage cupboard housing Worcester gas fired central heating boiler, built-in wardrobe cupboard.

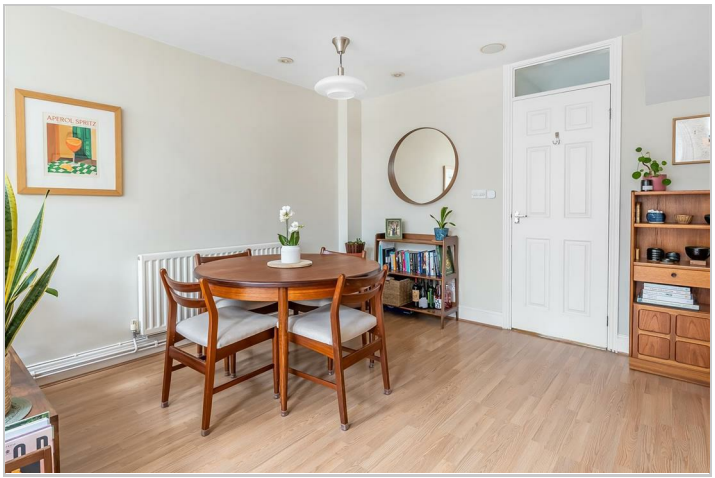
### Bathroom
Recently renewed white suite of enclosed bath with mixer tap and hand shower attachment and rain shower above, low suite w.c, vanity unit, heated towel rail, fully tiled walls.

## Outside

Small area of garden to front including dustbin store. The rear garden has a paved patio, shrub borders, garden shed and rear gate to children's play area. Allocated parking space closeby.

## Tandridge District Council Tax Band C

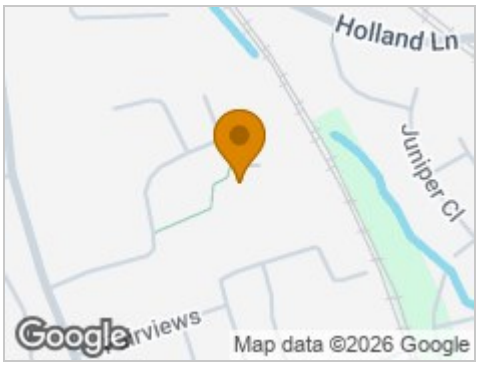









## Road Map



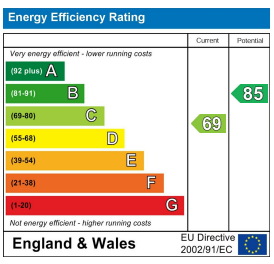

## Floor Plan




## 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.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com