



2 Barnfield Way

Hurst Green Oxted RH8 9QF

£1,250 Per Calendar Month



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Situation

Located in a residential area convenient for local shops and close to Hurst Green railway station with service to East Croydon and London. Oxted town centre is close by and offers a wider range of shopping facilities together with leisure pool complex, cinema, library and railway station. 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/Directions

Approaching Oxted on the A25 from Godstone, remain on the A25 until you reach the traffic lights at Oxted (Morrisons supermarket entrance on the left). At these traffic lights turn right into Woodhurst Lane and continue straight on until you reach the village green. At the brow of the hill proceed straight on at the mini roundabout, continue along Hurst Green Road and eventually Barnfield Way will be found on the left hand side. On entering Barnfield Way the property will be found almost immediately on your right hand side.

To Be Let

An extremely well presented house which is available to the rental market with effect from early February. The property has gas central

heating, double glazed windows and an allocated parking space. The garden is detached from the property and has a right of way for the neighbours to access their back gardens. Arranged on two floors the accommodation briefly comprises;

Enclosed Entrance Porch

Lounge

Laminate flooring, stairs to first floor.

Kitchen

Modern fitted units including Hotpoint washing machine, 4 ring electric hob with oven below, cooker hood, upright fridge freezer, cupboard housing gas fired central heating boiler.

Stairs to First Floor Landing

Large built-in linen cupboard,

Bedroom

Range of freestanding wardrobe cupboards.

Bathroom

White suite to enclosed bath with shower above, low suite w.c., chrome heated ladder towel rail.

Outside

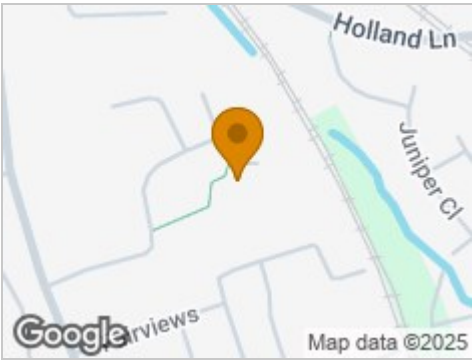
Rear garden which is detached from the property, laid to lawn and fully enclosed by fencing. Allocated parking space (second bay in).

Tandridge District Council Tax Band C

Tel: 01883 712261



Road Map



Hybrid Map



Terrain Map



Floor Plan

Barnfield Way, Hurst Green, RH8

Total Floor Area: 47.0 m² ... 506 ft²

Ground Floor
Total Floor Area 24.5 m² ... 264 ft²

Reception Room
5.97 x 3.77m
19'7" x 12'4"

Kitchen
2.77 x 1.69m
9'1" x 5'7"

Entrance Hall

1st Floor
Total Floor Area 22.5 m² ... 242 ft²

Bedroom
3.77 x 3.29m
12'4" x 10'10"

Bathroom

Landing

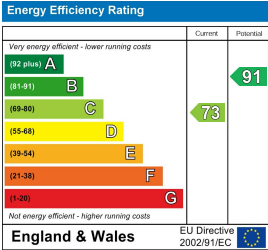
Cupboard

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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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