

Barnfield Way

Oxted, RH8 9QF

£250,000

Robert Leech

ESTD 1989

Barnfield Way, Oxted, RH8 9QF

An excellent example of a one double bedroom end of terrace home built in the 1980's. With off street parking and direct access to a private south facing garden. Walking distance of Hurst Green mainline station.

KEY PROPERTY FACTS

- CHAIN FREE SALE
- Direct access to a private south facing garden
- Potential to convert loft STPP
- End of terrace freehold
- One double bedroom
- Off street parking
- Walking distance of a mainline train station
- EPC Rating C
- 495 Sqft
- Council Tax Band C

LOCATION

This home is situated in a quiet development in Hurst Green. Hurst Green village has a few local shops, a recreation ground and a mainline railway station with fast trains into London. Less than a mile away, Oxted town centre offers a more comprehensive range of shops, supermarkets, leisure facilities, gastro pubs and a selection of boutiques. Junction 6 of the M25 is within five miles drive.

DESCRIPTION

This end of terrace property has a canopy over the front door that leads directly into the living room. The living room is a beautifully bright room with large sliding patio doors looking out into the garden, stairs leading to the first floor and there is access to the kitchen. The kitchen has a range of wall and base units, space for a free standing fridge freezer, a free standing oven and a washing machine. The sink with drainer and mixer tap is set below a window overlooking the garden. In addition to this there is a handy storage cupboard under the stairs.

The carpeted, curved staircase leading to the first floor gracefully flows in an arc shape up to a small landing which gives access to the bathroom, double bedroom, a large storage cupboard and the loft with a light and pull down ladder. The bedroom is generously sized with space for a king-size bed, free standing wardrobes, bedside cabinets and a window overlooking the garden. The bathroom has partially tiled walls, a bath with shower over, a hand wash basin, w.c. with concealed cistern and a mirror cabinet.

OUTSIDE

The rear garden is south facing and has been tastefully divided into different areas. There is a decking area and patio that would be perfect for barbeques and entertaining, a section that has been laid to lawn and a section that have been pebbled. Mature exotic plantings and shrubs surround the edges. In the garden there is also a good sized shed which has power and lighting. To the front of the house, there is off street allocated parking for one car, a paved path leading to the front door and a small section of front garden containing well established shrubs and flowers.

THE BEST BITS...

Freehold one bedroom houses, with a private parking space and direct access onto their very own private garden, rarely come to the market, so when they do, they are snapped up quickly! The potential to convert the loft into a second bedroom, STPP (subject to planning permission) adds to the appeal.

1.8
Miles
OXTED TOWN CENTRE

0.8
Miles
HURST GREEN

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING
01306 793105

TUNBRIDGE WELLS
01892 280110

LONDON
020 3096 7217





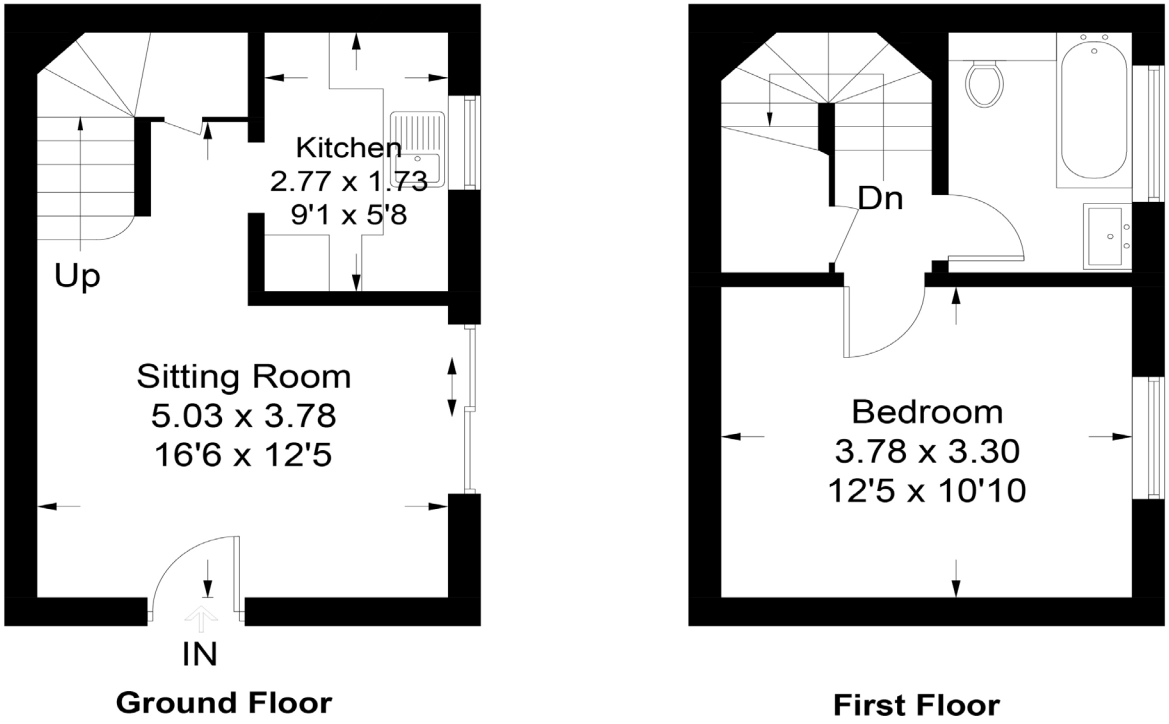



HOLIDAY





Approximate Gross Internal Area = 46 sq m / 495 sq ft



Ground Floor **First Floor**

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. (ID420795)

www.bagshawandhardy.com © 2018

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

R545 Printed by Ravensworth

Robert Leech
ESTD 1989