



Barrow Green Road, Oxted, RH8

Guide Price £795,000

3 2 2



A beautifully presented three double-bedroom Victorian family home where the kitchen has been extended and patio doors leading onto the rear garden ideal for entertaining as well as providing a safe space for children or pets to play safely.

The ground floor continues with a separate double reception with an elegant dual fuel log burner stove in addition to the traditional Victorian fireplace. The rear reception room benefits from ample storage situated under the staircase. The kitchen is beautifully fitted with quality units and work surfaces, Rangemaster and integrated appliances with Amtico flooring and underfloor heating.

Upstairs, the first floor offers two double-bedrooms, both with fitted storage, and the family bathroom with Chelsea bath and separate Shower cubicle, continuing further upstairs and you'll find the Master Bedroom with en suite shower room and a Juliet balcony overlooking the rear south-facing private walled garden.

Outside there is a south facing private walled garden to the rear laid mainly to lawn, with mature shrubs and flower borders, at the back of the garden sits an insulated outhouse with an electricity supply. The patio area is perfect for entertaining with easy access to the kitchen area. The property offers secure external side access to the garden, perfect after those wet muddy dog walks. To the front the drive provides space for two cars.

LOCATION AND TRAVEL Located just 0.3 miles from Oxted high street with the town of Oxted offering good schools, a mainline railway station, a leisure complex with swimming pool, an independent boutique cinema, theatre and many pubs & restaurants, whilst also benefiting from a range of shops including Morrisons and Waitrose.

Schools: State - St Marys Primary School, ages 4 to 11 years old (rated Ofsted Outstanding).
Oxted School 11 to 19 years old.

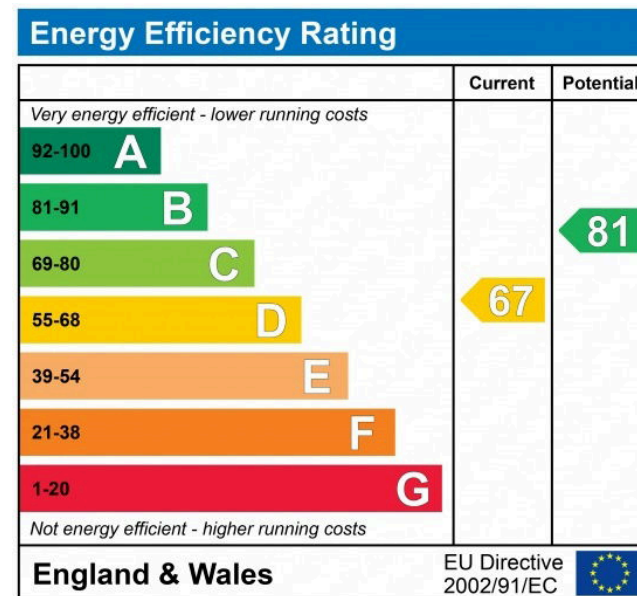
Independent - Hazelwood Nursery and Early Years, 3 months to reception.
Hazelwood Upper School, Years 1 to 13 years old.

Junction 6 is approximately 3.4 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.4 miles away) provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is just 13.7 miles by car.





- Three Double-Bedrooms
- En-Suite To Master Bedroom
- Insulated Out House/Office
- Off Street Parking
- Dual Fuel Log Burner
- 0.4 Miles To Train Station
- 0.1 Miles To School
- 0.4 Miles To High Street
- Council Tax Band D
- EPC Rating D



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