



Bluehouse Lane, Oxted, RH8 0AR

Guide Price £415,000

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**NO CHAIN.** A well-positioned and spacious first-floor maisonette, with two large double bedrooms, benefiting from a Share of the Freehold, with no Service Charge or Ground Rent, within easy reach of Oxted town centre and local amenities.

## ACCOMMODATION

As you enter the property through its private front door, you are greeted by the staircase which leads you to the first floor. Upon reaching the top, you step into a welcoming entrance hall, featuring double glazed window allowing plenty of natural light, and a convenient built-in storage cupboard. There's also access to the spacious loft above spanning the entirety of the property.

Moving into the lounge, you'll find a bright and airy space, with double glazed windows offering distant scenic views, making it the perfect spot to relax.

Next, the two bedrooms. The first, generously sized, bedroom, complete with fitted wardrobes that provide ample storage. The second bedroom is equally inviting, with a built-in wardrobe, ideal for guests or as a home office. The well-appointed bathroom with a bath, mixer tap, hand spray, low-level W.C., and a pedestal washbasin and a double glazed window add to the room's appeal.

## OUTSIDE

The property benefits from a private front garden, beautifully maintained with a lush lawn and vibrant flower beds. An additional outside store cupboard provides extra storage space. The garage, featuring an up-and-over door, with allocated parking directly in front, adds convenience and completes this charming maisonette.

This property perfectly combines comfort, charm, and convenience, creating a delightful home just waiting to be yours.

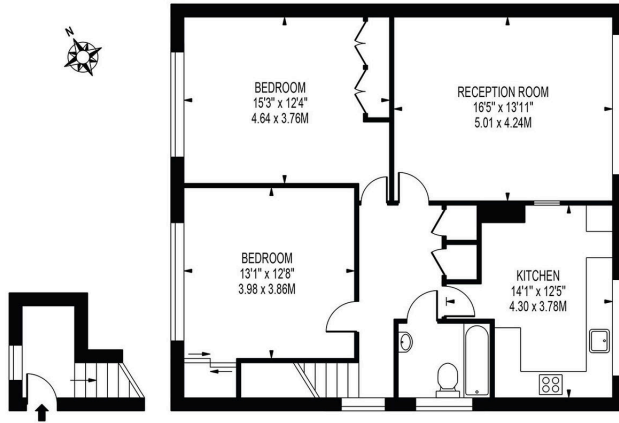
## LOCATION & TRAVEL

Set in the picturesque village of Limpsfield, near Oxted, this property offers a blend of tranquil village life and convenient access to amenities. Enjoy the charm of Limpsfield's High Street with its unique shops, eateries, and pub. Nearby leisure options include a squash, tennis, and badminton club, plus golf on Limpsfield Common. Oxted provides further shopping, entertainment, and direct train links to Croydon and central London. Easy access to the M25 via junction 6 at Godstone.



## BLUEHOUSE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 956 SQ FT - 88.86 SQ M



FOR ILLUSTRATION PURPOSES ONLY


THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD VERIFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND A VALUATION SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- NO CHAIN
- No Service Charge or Ground Rent
- Generously Size Maisonette
- Garage en bloc
- Council Tax Band D
- Leasehold With a Share Of the Freehold
- Two Spacious Double Bedrooms
- Parking In Front Of Garage
- EPC Rating
- 0.8 Miles From Oxted Mainline Train Station



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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