






Greenacres, Oxted, RH8 0PB

Guide Price £500,000

 3  1  1



**\*\*NO CHAIN\*\*** A three-bedroom terraced house, with family bathroom, living and dining room with separate kitchen, and rear garden, suitable for first time buyers, individuals needing to downsize, or as an investment opportunity.

The property is situated in a sought-after residential area, conveniently close to Oxted town centre, Oxted Mainline Station, highly regarded local schools and a wide variety of boutique shops and supermarkets, leisure pool complex, cinema, and library. Sporting and recreational facilities are generally available within the district including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

#### **Schools:**

##### *State -*

- St Mary's Primary School, ages 4 to 11 years old.
- 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.

#### **LOCATION & TRAVEL**

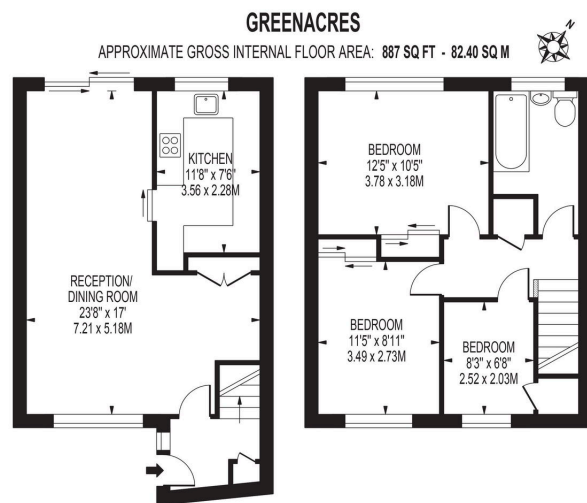
Junction 6 is approximately 3.4 miles away providing easy access to the M25 Orbital Motorway network and Gatwick, Heathrow, City & Stanstead airports. Oxted mainline railway station (0.4miles away) provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria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

Oxted Mainline Station serves London Bridge/Victoria both in about 33 and 39 minutes respectively, with Thameslink trains to Farringdon and London St Pancras International.

*\*\*All distances, measurements and timings are approximate*





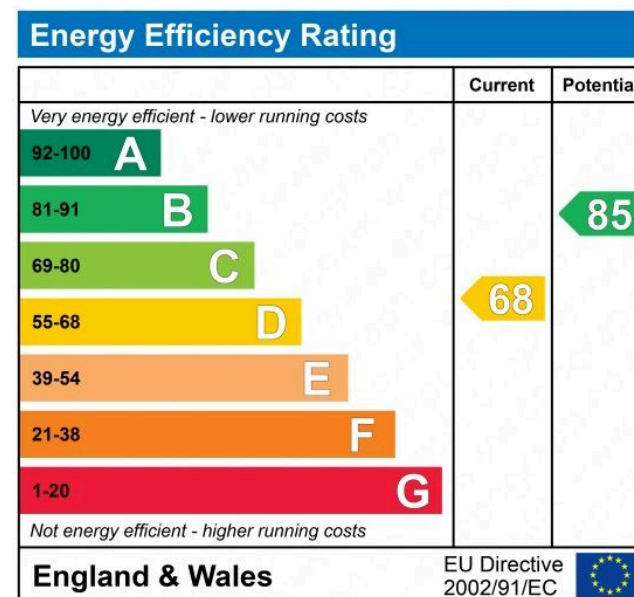


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- Available With No Chain
- 3 Bedrooms, 1 Reception Room, 1 Bathroom
- Rear Garden Backing Onto Woodland
- Freehold
- Private Rear Garden
- Garage en-bloc
- 0.7 Miles To Oxted Mainline Station
- 0.3 Miles To St. Mary's CofE School
- EPC Rating D
- Council Tax Band 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