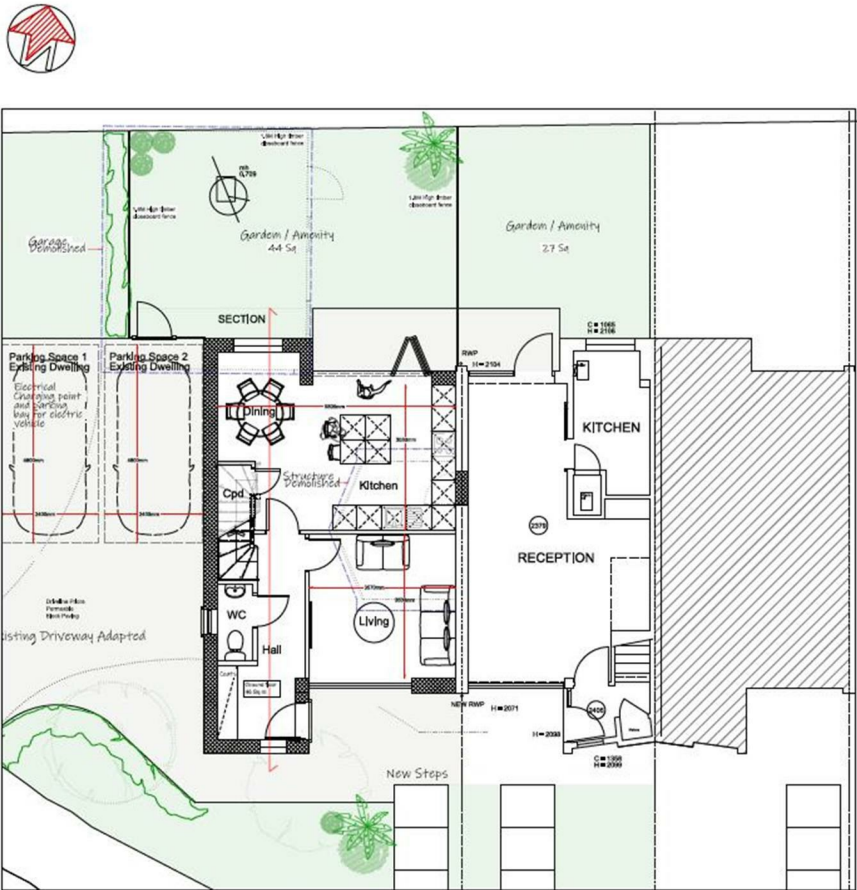
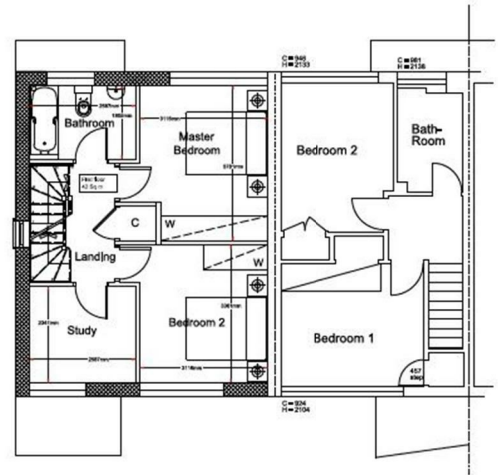
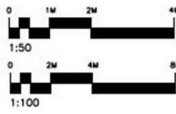


# Payne & Co.



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50 @ A1

**27 Greenacres**

**Oxted RH8 0PA**

**Freehold**

**Price Guide £525,000**



# 27 Greenacres

Oxted RH8 0PA

Price Guide £525,000



## Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. 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

From our office proceed up Station Road West bearing left into Station Approach. At the junction turn right, proceed under the railway bridge and at the mini roundabout turn left into Chichele Road. Take the first turning on the right into Silkham Road passing Field Court on the right and the next turning on the right is Downs Way. Follow the road which becomes Greenacres and immediately turn left and the property will be found after a short distance on the right hand side.

## To Be Sold

The existing property comprises a of a two bedroom end of terrace house which requires significant modernisation to bring it upto today's expected standards. There has been planning

permission granted to demolish the existing double garage and side extension with the erection of a two storey , 3 bedroom end of terrace dwelling with associated parking. The planning reference number is TA/2023/353.

## Entrance Hall

Stairs to first floor, built-in storage cupboard.

## Lounge/Dining Room

Low level built-in storage cupboard with display shelves above, double glazed door leading to rear garden.

## Study (to be demolished)

Side aspect window.

## Kitchen

Single bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, Bosch washing machine, freestanding cooker, freestanding refrigerator, cupboard housing Johnson Starley warm air unit.

## Stairs to First Floor Landing

Trap to loft.

## Bedroom One

Fitted wardrobe cupboard with sliding mirror doors, storage cupboard over stairs.

## Bedroom Two

Built-in double wardrobe cupboard.

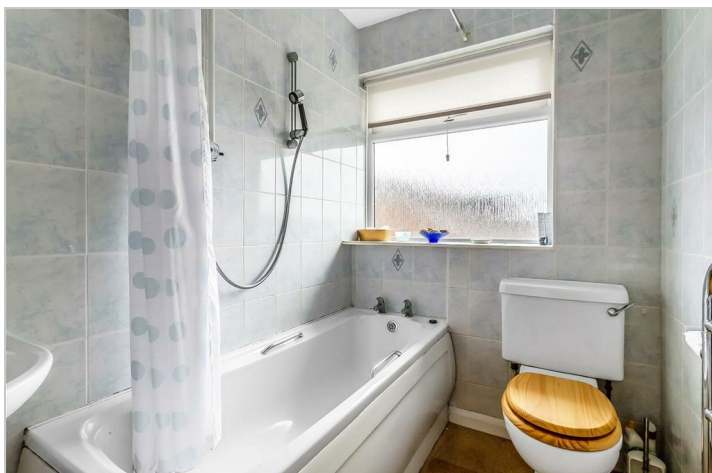
## **Bathroom**

Dated white suite of enclosed bath, pedestal wash basin, low suite w.c, tiled walls.

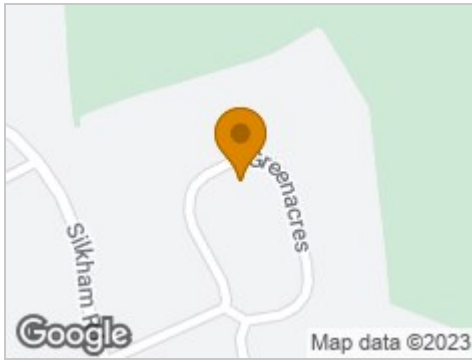
## **Outside**

Courtyard garden to the rear of the property which is now in need of attention with adjacent double garage (to be demolished) and currently off road parking belonging to No. 27.

## **Tandridge District Council Tax Band D**



## Road Map



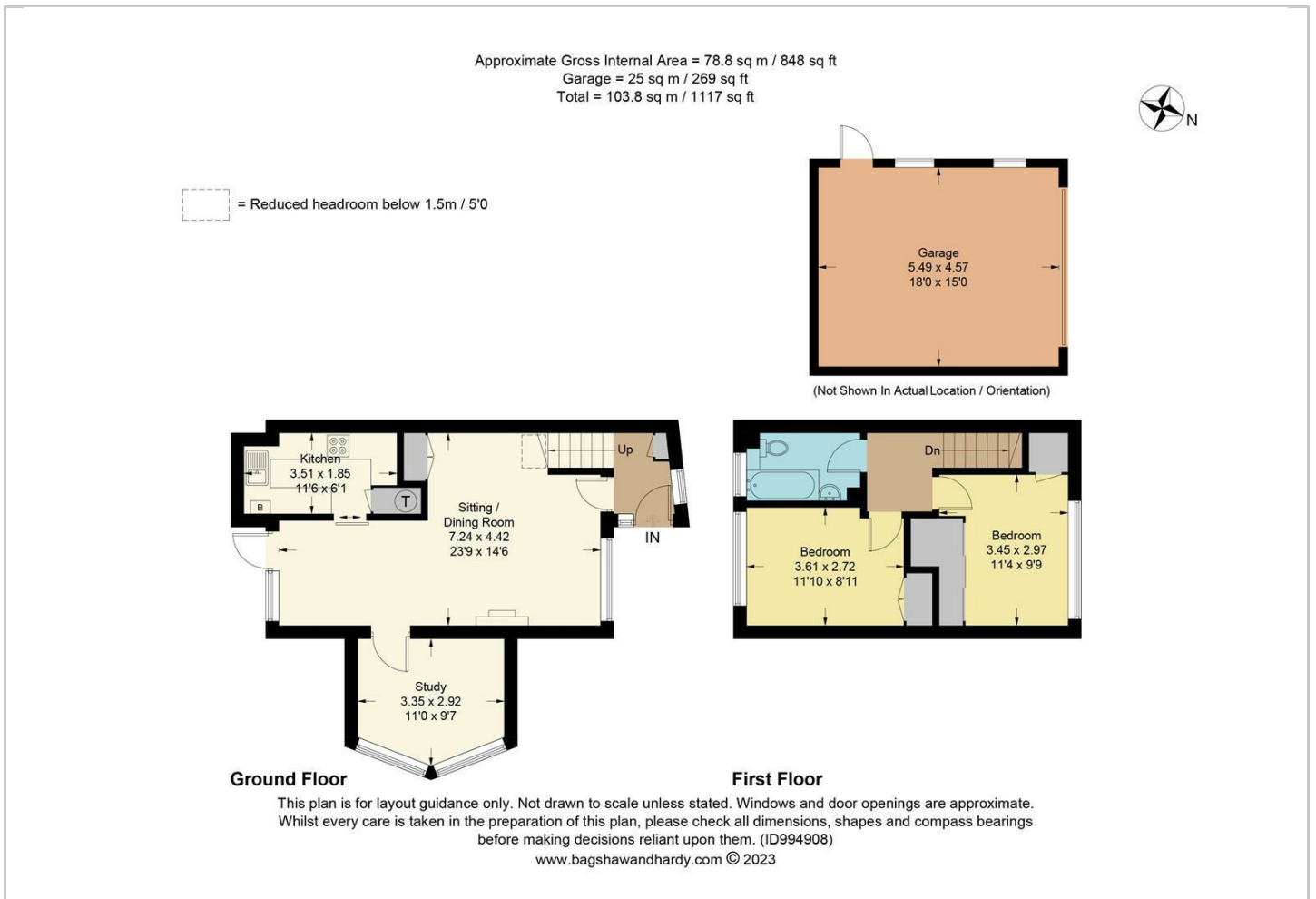
## Hybrid Map



## Terrain Map



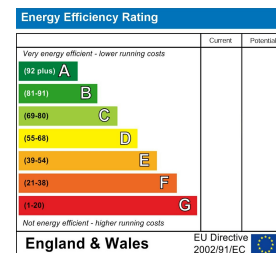
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.