

# Payne & Co.



**84 Greenacres**

Oxted RH8 0PB

**Freehold**

**Guide Price £325,000**

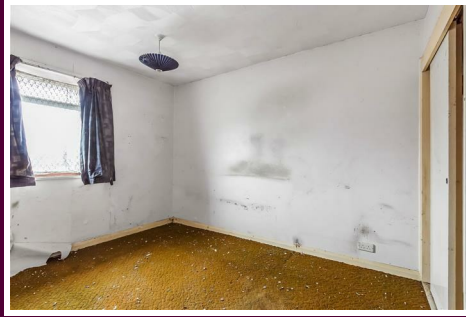




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## Situation

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 and bear left into Station Approach. At the T junction turn right, proceed under the railway bridge and at the mini roundabout take the first turning on the left into Chichele Road. Proceed up Chichele Road and then turn right into Silkham Road. Turn right into Downs Way which leads into Greenacres, take the first turning on your left and the property will eventually be found on your left.

## To Be Sold

\*CASH PUCHASERS ONLY \* UNMORTGAGEABLE\*  
- a rare opportunity to acquire a property that is in need of complete refurbishment and is a fantastic opportunity for those who like a project. The property is within a popular residential cul

de sac and offers 3 bedrooms, off road parking and a very large garden which is approximately 180ft (55 meters) in length.

Ground floor : Entrance hall, lounge / dining room, former kitchen.

1st floor : 3 bedrooms, bathroom.

## Notes

Viewers should note that within the kitchen the suspended floor construction is no longer present as a result of progressive deterioration.

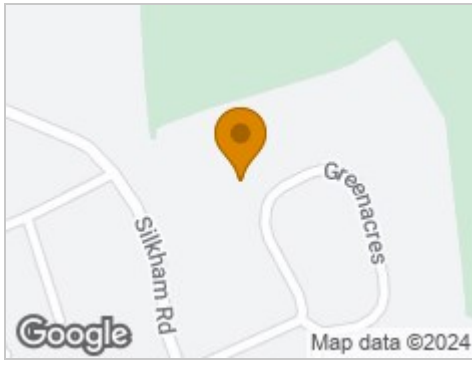
There is no heating system within the property.

**Tandridge District Council Tax Band D**





## Road Map



## Hybrid Map



## Terrain Map



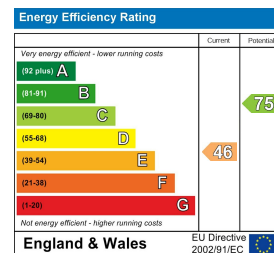
## Floor Plan



## 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



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