



OFFERS IN EXCESS OF

**£450,000**

**Greenacres**

Oxted, RH8 0PA

## PROPERTY SUMMARY

Located on a prime residential road moments from St. Marys Primary School and Oxted Town Centre, this two bedroom terraced family home is offered to the market CHAIN FREE. The property has been tastefully modernised to include a recently installed contemporary kitchen and a modern bathroom. Benefits include double glazing, gas central heating and two off street parking spaces. Externally, the property benefits from its own landscaped rear garden, with patio area and lighting.

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## LOCAL AUTHORITY

## TENURE

Freehold


## EPC RATING

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

 Sinclair Hammelton

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### OFFICE DETAILS

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