





9 Mill Shaw, Oxted, Surrey RH8 9DQ
£1,165,000 - Freehold



PROPERTY DESCRIPTION

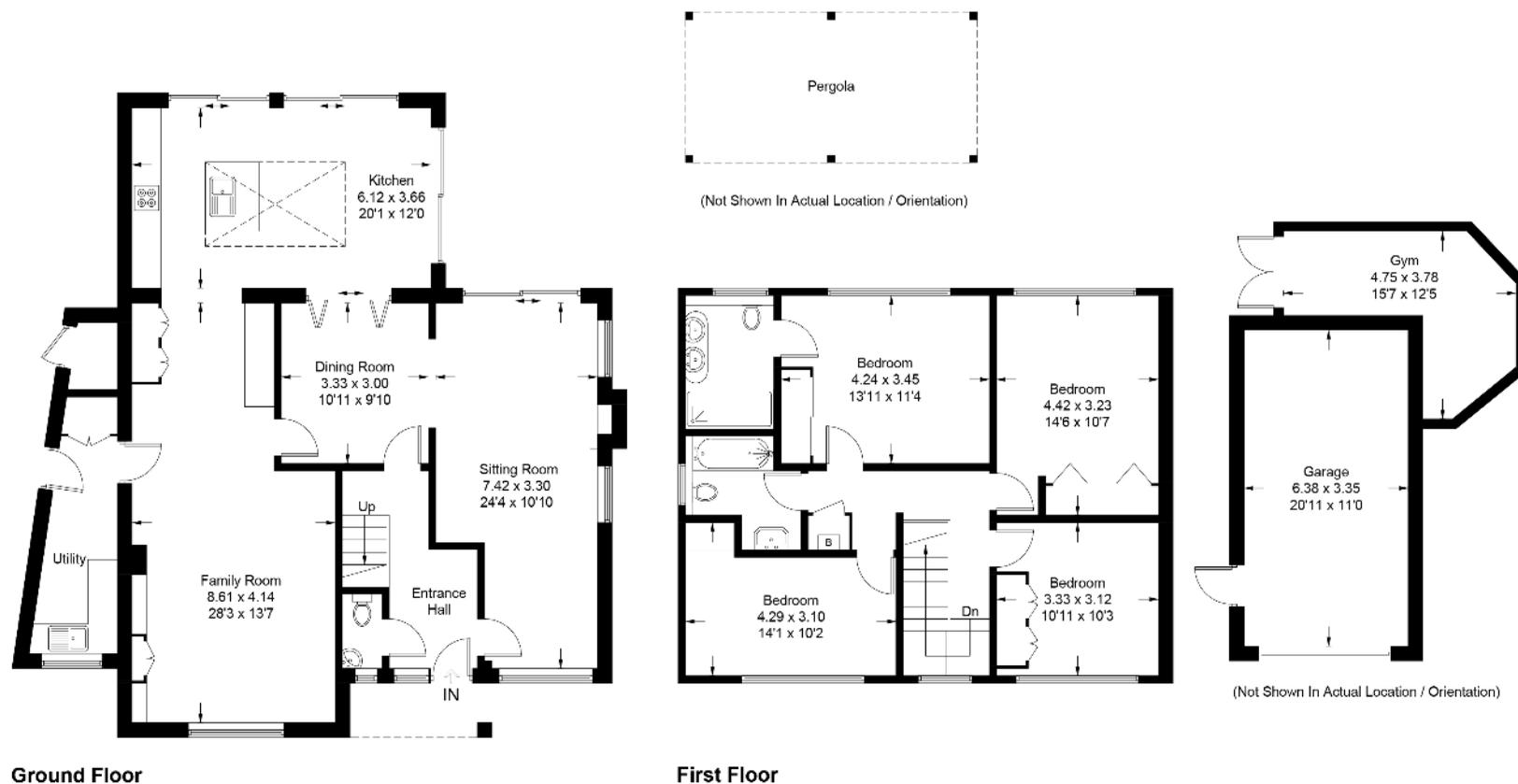
A stunning four double bedroom house presented in impeccable condition throughout with a corner plot garden, detached garage, and views over the nearby playing fields. The front door opens into the bright hallway which has doors to the sitting room, a useful cloakroom, and the dining room. The sitting room is a perfect place to relax with the triple aspect windows allowing an abundance of natural light to pour in through the southerly aspect. The dining room cleverly divides the sitting room and the main family room and also opens into the stunning kitchen/breakfast room. The kitchen is certainly a room that you will find spending most of your time in and is modern in design with a central island all lit by a generous sky lantern above and heated by underfloor heating. Sliding doors open into the rear garden and lead onto the aluminum grey pergola. The family room is a great-sized room with ample space for a comfortable sofa to relax into the evening. There is also a utility room to the side which has space for a washing machine and also a stainless steel sink unit. Upstairs you will find four great-sized rooms with the master bedroom benefitting from a modern ensuite. In addition there is a modern family bathroom and loft access. Externally there is a newly laid driveway that leads to the detached garage which has an automatic roller shutter door, power, and lighting. To the rear, there is a recently landscaped garden with a lovely expanse of level lawn, raised shrub borders, and trees. As mentioned previously the grey aluminum pergola is perfect for that much-needed shade but also has retractable blinds that can shelter from light rain showers. The pergola also has shutters above to give shade or allow the sun in. Further down the garden, there is side access to the garage with a building just behind currently being used as a gym. Viewings are highly recommended on the wonderful corner plot property. Call us now for more information; **Open 8am - 8pm 7 Days a week**

POINTS OF INTEREST

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM AND ENSUITE
- PRIVATE DRIVEWAY AND DETACHED GARAGE
- SHORT WALK TO HURST GREEN STATION
- STUNNING KITCHEN
- VIEWS OVER PLAYING FIELDS



Approximate Gross Internal Area = 186 sq m / 2002 sq ft
 Garage / Gym = 32.4 sq m / 349 sq ft
 Total = 218.4 sq m / 2351 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1002977)

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 79 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |