



CH12ET

11

12



platformproperty

estate agency evolved



12 Padbrook, Oxted, Surrey RH8 0DW
£525,000 - Freehold



PROPERTY DESCRIPTION

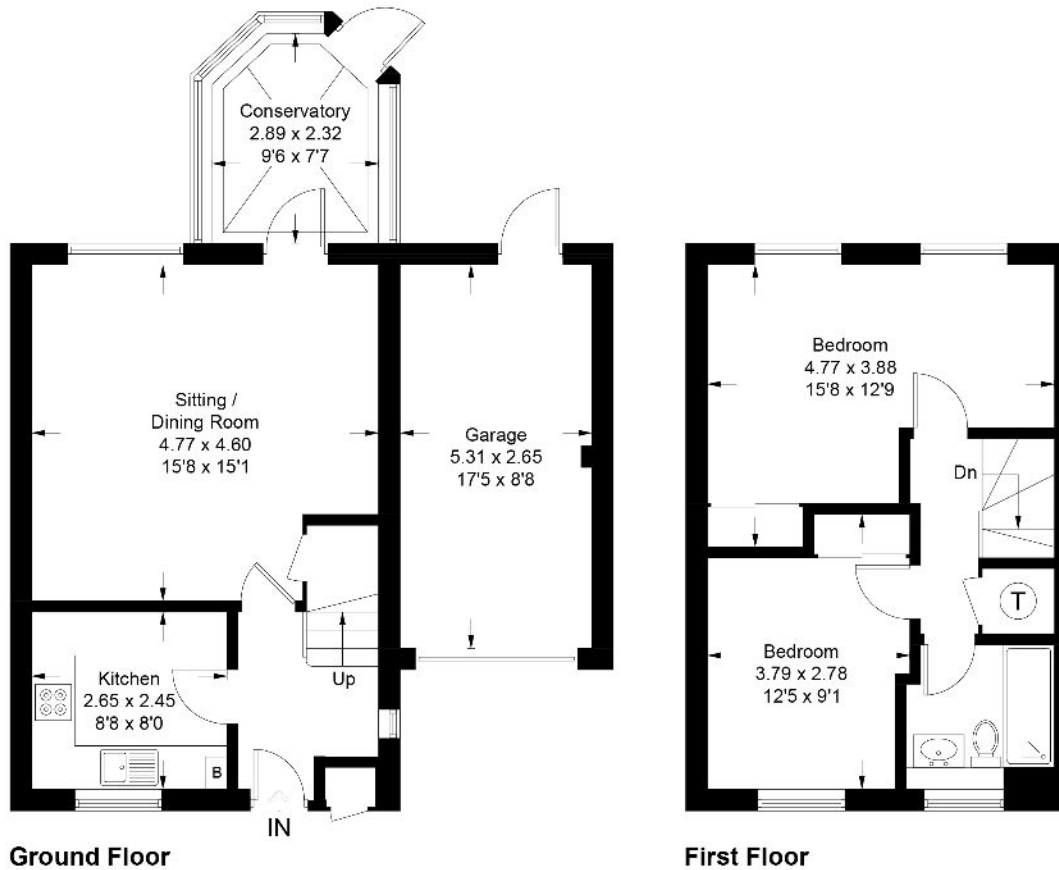
NO ONWARD CHAIN A two double-bedroom house located on one of Oxted's most popular residential roads and a short walk to Limpsfield's historic village. Offered with vacant possession this perfectly situated property has a driveway to the front providing off-street parking and leading to a private garage with an automatic up-and-over door. The front door opens into a hallway that has doors into the sitting room and the kitchen. The sitting room is a generous size and has ample space for a dining room table and chair set. There is a door leading into the conservatory that looks onto the rear garden and views towards the North Downs. The kitchen has a range of units and has space for all the usual utilities and an integrated fridge freezer. The first-floor landing has doors leading to both of the double bedrooms with the master suite benefitting from stunning views towards the North Downs. The family shower room is just off the landing and has a double-width walk-in shower. To the rear, there is an enclosed private low-maintenance garden with a pond water feature and a garden shed. There is access to the rear of the garage and ultimately to the front of the house. The garage is a wonderful space for storage or could be used as a workshop, or potentially converted into auxiliary accommodation STPP. This property is subject to probate which is well under way but not yet granted. Call us now for more information; we are *Open 8am - 8pm 7 Days a Week*

POINTS OF INTEREST

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- PRIVATE DRIVEWAY AND GARAGE
- SHORT WALK TO OXTED HIGH STREET AND STATION



Approximate Gross Internal Area = 76.7 sq m / 825 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 90.9 sq m / 978 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. (ID1010461)