



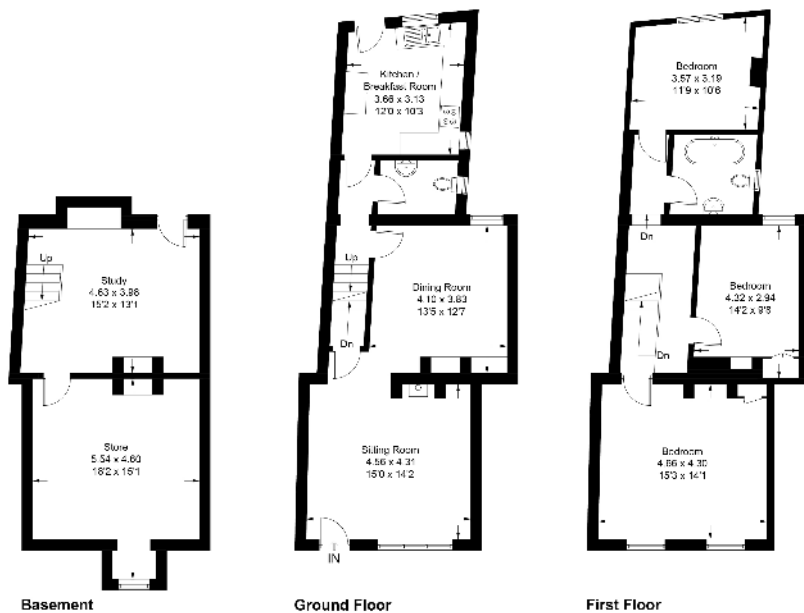
platformproperty



24 High Street, Oxted, Surrey RH8 9LP



Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft (Including Basement)



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. (ID908088) www.bagshawandhardy.com © 2022

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			
England, Scotland & Wales		EJ 2008/152	2/6/19/152



£650,000 Freehold



A delightful period three double bedroom mid-terraced house located in the heart of Old Oxted high street. The property, originally built in 1852 has maintained much of its original charm and benefits high ceilings throughout, a comfortable living room with recently installed wood burning stove, generous dining room, a fitted kitchen, a handy downstairs cloakroom, three double bedrooms, a contemporary first floor family bathroom, a fantastic basement, terrace/garden and off street parking. Call us now for more information, we are \*Open 8am - 8pm 7 Days a Week\*

- Period Terraced House
- Two Reception Rooms
- Terrace & Garden
- Short Walk To Oxted Town Centre
- Three Double Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Off Street Parking



## SITUATION

The property is located in the middle of the High Street, Old Oxted. Oxted town centre is only a short walk away and boasts many independent shops, cafes, restaurants & bars. Oxted mainline train station lies a 10-minute walk from the property and the highly-rated Tandridge Leisure centre is also a short stroll away. The motorway network can be accessed at Junction 6 of the M25; a ten-minute drive away.

## SITTING ROOM

15'0" x 14'2" (4.57m x 4.32m)

The property is accessed via a solid wood front door and into the sitting room with carpeted flooring, a large front facing window with secondary glazing, coving to the ceiling, a radiator and a wood burning stove with tiled hearth.

## DINING ROOM

13'5" x 12'7" (4.09m x 3.84m)

A versatile room with carpeted flooring, a rear facing window, coving to the ceiling, a boxed radiator and a feature fireplace with tiled flooring.

## CLOAKROOM

A handy downstairs cloakroom with W/C, a hand basin with vanity below, a frosted window, a radiator, exposed polished floorboards. The boiler is also located here.

## KITCHEN/BREAKFAST ROOM

12'0" x 10'3" (3.66m x 3.12m)

The kitchen with Silestone worktops, a range of wall and base units, a column radiator, double ovens, an electric induction hob, polished chrome extractor, a deep stainless steel sink with mixer taps, space for a freestanding fridge/freezer, a stable door providing rear access, Marmoleum flooring, a dishwasher and a rear facing window with secondary glazing.

## STUDY

15'2" x 13'1" (4.62m x 3.99m)

A useful, tanked space with carpeted flooring, exposed painted brickwork, two radiators, a glass paneled door providing rear access, an original bread oven and access to the basement storage area.

## STORE

18'2" x 15'1" (5.54m x 4.6m)

An extremely useful storage space with a radiator, wood effect flooring and lighting.

## BEDROOM ONE

15'3" x 14'2" (4.65m x 4.32m)

Primary double bedroom with a feature fireplace, two radiators, two front facing windows with secondary glazing, coving to the ceiling and carpeted flooring.

## BEDROOM TWO

14'2" x 9'8" (4.32m x 2.95m)

Second double bedroom with a rear facing window with secondary glazing, coving to the ceiling, carpeted flooring, a radiator, a feature fireplace and an integral wardrobe.

## BATHROOM

Family bathroom with lino flooring, a free standing bathtub with shower extension & glass screen, a W/C, a side facing double glazed frosted window, LED spotlights, a radiator, extractor fan and a hand basin.

## BEDROOM THREE

11'9" x 10'6" (3.58m x 3.2m)

Third double bedroom with carpeted flooring, a boxed radiator, a rear facing window with secondary glazing and coving to the ceiling.

## OUTSIDE

The property is approached via steps from the high street and along a shared thoroughfare. To the rear is a terrace area with space for an outside dining area, steps leading to rear garden which has an artificial lawn, herbaceous border, mature flower/plant beds, a garden shed and access to the off street parking.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Platform Property (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. Platform Property has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation, please ask us at Platform Property. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





