



**White** Est. 1817  
**& Sons**

# 16 Brook Hill, Oxted, Surrey, RH8 9LR

Asking Price £495,000



- 2 Double Bedrooms
- First Floor Shower Room
- Handsome Traditional Entrance Porch
- Entrance Hall
- Through Living/Dining Room
- Kitchen
- Rear Lobby & Cloakroom
- Front & Rear Gardens
- Off Street Parking & Garage
- Convenient Location
- No Onward Chain



For more information and to arrange a viewing please contact us on 01883 712315 or [oxted@whiteandsons.co.uk](mailto:oxted@whiteandsons.co.uk)



A characterful two bedroom semi detached house situated in a sought after location with off street parking and a detached garage to the rear.

This mature two bedroom property has handsome elevations, with traditional timber entrance porch a notable feature. Room sizes are generous (both bedrooms are good sized doubles) and the bathroom has been refitted in more recent times as a shower room.

There is considerable scope for modernisation, offered incoming owners the opportunity to personalise their new home to individual taste, and there is a long garden to the rear which immediately adjoins open land.

The property is offered to the marketplace with no onward chain.

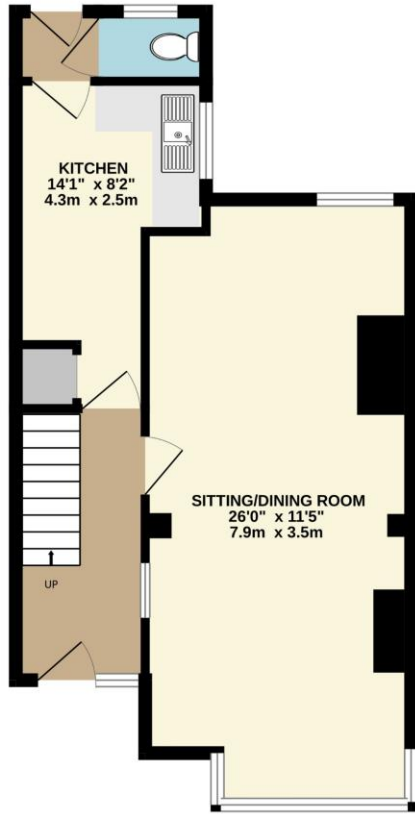


Old Oxted is clustered around a village byway, with a variety of fascinating period properties, public houses, and located very close to the North Downs and Surrey Hills. Oxted itself, just a few hundred metres away, is the main town serving the southern part of the Tandridge District in Surrey and situated near the Kent border. Within a close distance there are plenty of footpaths and bridleways, offering lots of walking and riding opportunities. The town centre offers a wide range of shopping facilities including supermarkets, health centre, library, cinema, theatre, leisure centre with indoor pool and main line station serving London. Junction 6 to the north of Godstone provides easy access to the M25/M23 motorway network, connecting to London (Gatwick) Airport which lies to the south west.

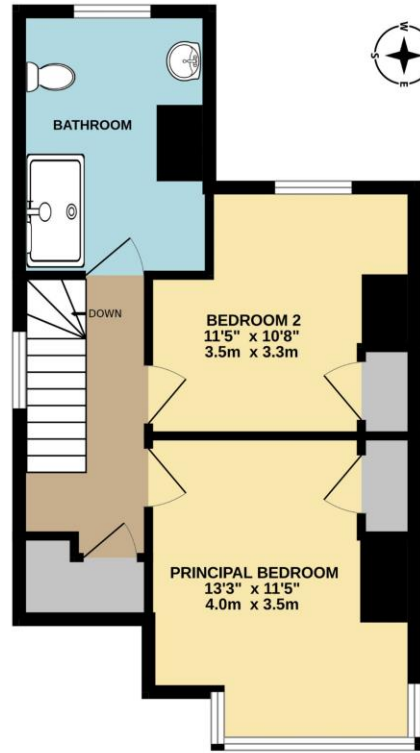
There is a wide selection of schools in the vicinity, both state and private. Sporting facilities in the area include squash, tennis and badminton at the Limpsfield Club and golf at Limpsfield Common National Trust and Tandridge.

**Tenure:** Freehold  
**Services:** All mains services connected  
**Energy Efficiency Rating:** Current 45 (E) Potential 83 (B)  
**Local Authority:** Tandridge  
**Council Tax Band:** TBC

GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

These particulars are for guidance only and we have not tested appliances or services. Interested applicants are advised to commission appropriate investigations before making an offer to purchase.