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OPEN 8AM - 8PM 7 DAYS A WEEK







8 Padbrook, Oxted, Surrey RH8 0DW  
£900,000 - Freehold





## PROPERTY DESCRIPTION

\*\*\*NO ONWARD CHAIN\*\*\* A four 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 detached double garage. The front door opens into a hallway that has doors into the sitting room, the dining room, the study, a cloakroom, and the kitchen. The sitting room is a generous size and has a focal fireplace and sliding doors into the rear garden and views towards the North downs. The formal dining room is adjacent to the kitchen and has a useful serving hatch. The kitchen has a range of solid wood units and overlooks the rear garden and also provides access to the utility room which has space for all the usual utilities. The first floor landing has doors leading to four bedrooms with the master suite benefitting from an en-suite shower room and the family bathroom has recently been modernised with a white suite and attractive tiling. To the rear, there is an enclosed private garden with an automatic sun awning to shade from this sunny position. The garden has an attractive patio and a winding path leading to the rear and a summer house with power. The garden boasts wonderful views over the North Downs. The double garage is a wonderful space for a car enthusiast or could be used as a workshop, storage, or potentially converted into auxiliary accommodation STPP. This property is subject to probate which is likely to be applied for in mid January, therefore potentially ready for occupation around April/May subject to the probate being granted. Call us now for more information; we are \*Open 8am - 8pm 7 Days a Week\*

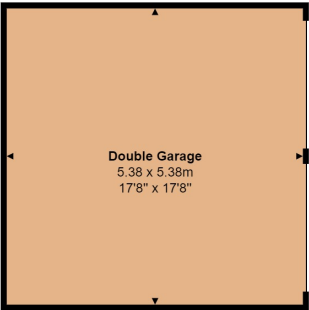
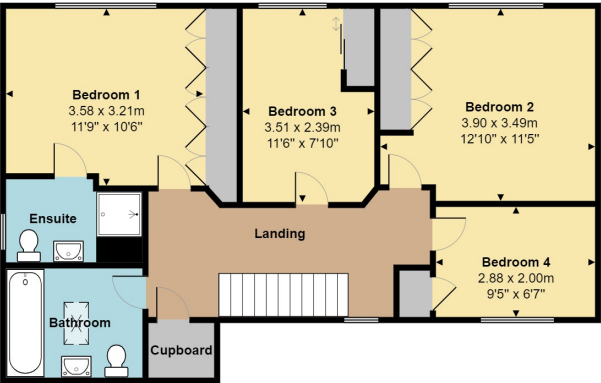
## POINTS OF INTEREST

- DETACHED HOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM & EN SUITE
- SHORT DISTANCE TO OXTED HIGH STREET AND STATION
- FAR REACHING VIEWS TO THE REAR
- DETACHED DOUBLE GARAGE + OFF ROAD PARKING



**Padbrook, Oxted, RH8**

Total Floor Area: 162.0 m² ... 1744 ft²



Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		