



**Nunappleton Way  
Oxted  
Surrey  
RH8 9AW**

**Offers in Excess of £617,000**

**bettermove**

# Nunappleton Way

## Oxted

Bettermove are pleased to present this charming four bedroom semi-detached house in Hurst Green, available with no forward chain.

The property benefits from off road parking with a single garage to the rear, access and egress via The Hawthorns cul-de-sac and free parking at the front of the property. The council tax band is E.

The interior of this beautifully presented property comprises a bay fronted reception room, rear dining room, fitted kitchen, utility room and WC on the ground floor. The first floor consists of two bedrooms, a useful storage room (which could easily be converted into a walk-in wardrobe to the master bedroom or home office) and the family bathroom. The second floor contains two further bedrooms with an en suite shower room to the front bedroom. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Located in the sought after Hurst Green area, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport connections are available from the M25, A22, Hurst Green and Oxted rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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