



Snatts Hill, Oxted  
Surrey, RH8

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# A spacious three bedroom first floor apartment

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

3 Bedrooms | Kitchen | Sitting Room | Bedroom/Dining Room | Bathroom | Ensuite WC | Garage | Communal Garden | Allocated Parking Space | Close to Oxted Town Centre and Station

**Guide Price £429,000**   **Share of Freehold**

### Description

A spacious three bedroom first floor apartment of 1206 Sq Ft set within this attractive period property, offers rooms of good proportion and boasts high ceilings, deep skirting, cornice and picture rails. The reception room has large windows to the rear maximising available light with views over the gardens and an electric coal effect fire. The kitchen has a good range of wall and base units with granite work tops and integrated appliances including dishwasher, washing machine, electric double oven/microwave and induction hob. There is space for a fridge freezer. There are three good sized bedrooms, two with built in wardrobes and one benefits from an ensuite WC. An additional room is currently used as a study and there is a bathroom with a bath, wall mounted shower, hand basin, WC and heated towel rail.

### Outside

The property is approached by a long driveway which leads to a large parking area with garage. There is an allocated parking space and a garage with electric door en-bloc. The communal gardens are a good size and offer an ideal place to relax outdoors. It is bordered by mature shrubs and trees and laid to lawn with evergreen shrubs, specimen trees and shed.

### Location

Located on a residential road close to Oxted town centre (room) which is a popular town due to the fast train services to London. The town centre has good

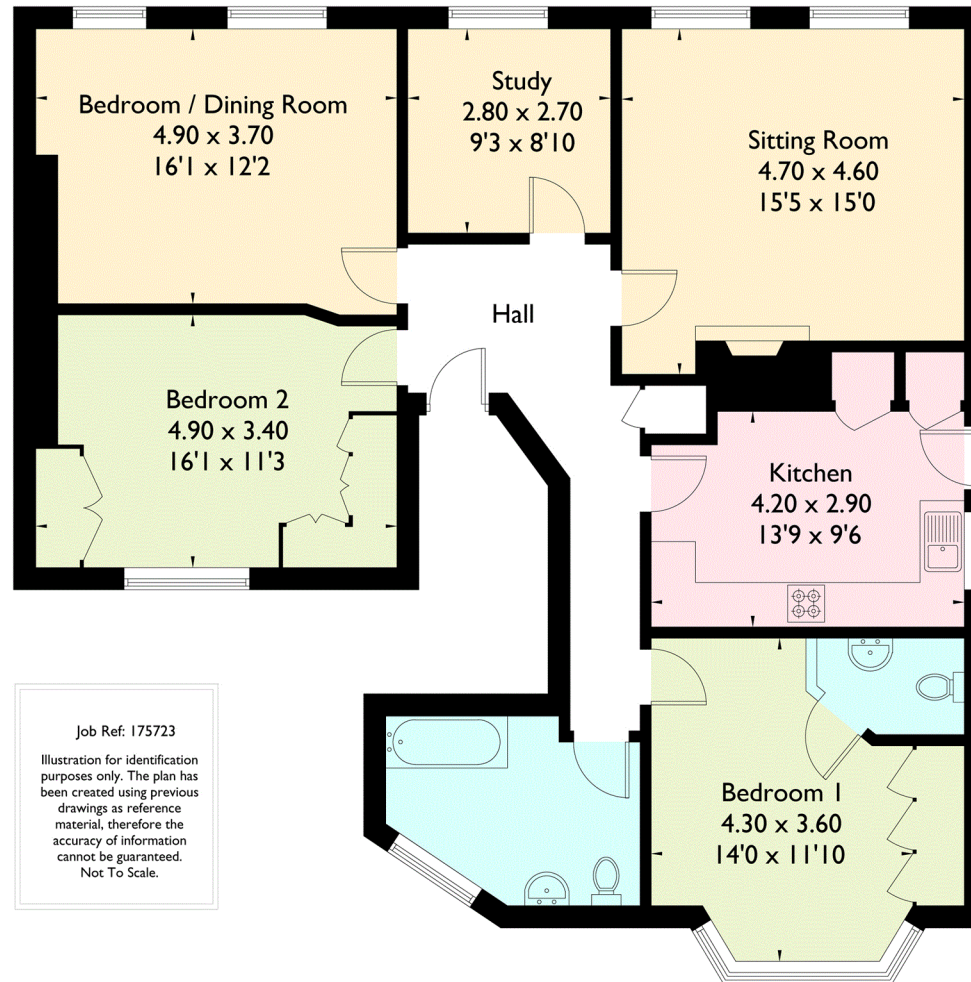
shopping facilities, a swimming complex, cafes, supermarkets, restaurants, theatre and cinema. Local schools include nearby Hazelwood Prep, Oxted, Caterham and Woldingham. The M25 is 3.2 miles with fast access to Gatwick Airport and motorway network. Local recreational facilities include Limpsfield Tennis Club, Tandridge Priory Riding school and Tandridge Golf Club. TRAIN SERVICES: Oxted Station is approximately 0.5 miles with direct services to London Victoria (40 mins) and London Bridge (33 mins).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	60
(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	

## Snatts Hill, Oxted

Approximate Gross Internal Area  
112.0 sq m / 1206 sq ft



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

