



Myrtle Cottages,
Oxted, Surrey, RH8 9NX.

£650,000



Robert
Leech 

ESTD 1989

Myrtle Cottages, Oxted, Surrey.

A beautifully presented large 2 double bedroom 1870's built Victorian semi-detached property with single garage and off road parking. Set in the idyllic rural location of Broadham Green, yet only 1.6 miles from Hurst Green main line station and 2.2 miles from Oxted town centre.

- Built 1870
- 2 Beds, 1 Bath, 2 Recep
- Downstairs cloakroom
- Garage
- Off road parking
- Rural location
- Vendor suited
- Freehold
- EPC rating E, £2,461.44pa
- 1390 sq ft



2.2
MILES

OXTED



1.6
MILES

HURST GREEN



13.9
MILES
GATWICK
AIRPORT

LOCATION

Situated in the idyllic rural location of Broadham Green, yet only 1.6 miles from Hurst Green and 2.2 miles from Oxted town centre with its excellent shopping facilities, Swimming Pool & Leisure Complex and cinema.

EDUCATION

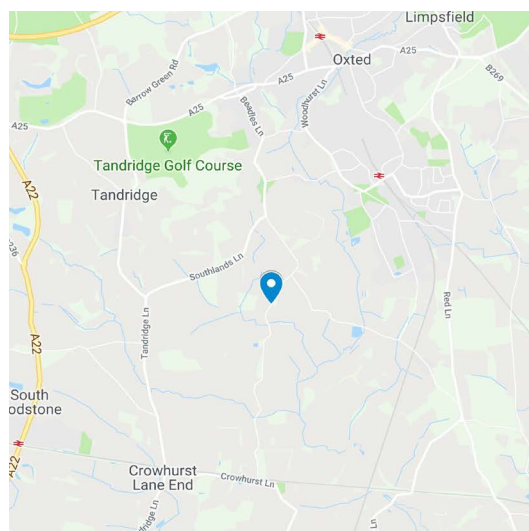
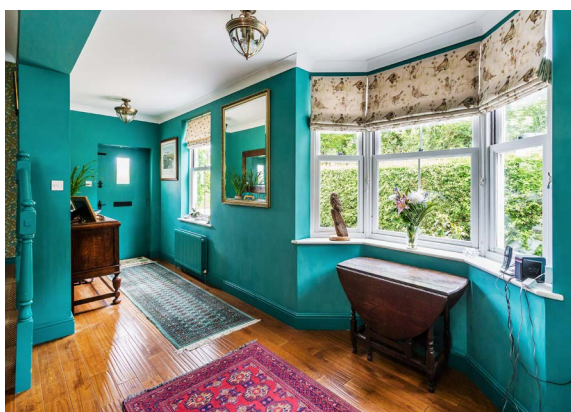
State - Hurst Green Infant School and Nursery 1.5 miles, Holland Junior School 1.6 miles

Independent - Hazelwood Nursery and Early Years, 3 months to 5 years old.

Hazelwood Upper School 5 to 13 years old.

TRAVEL

Junction 6 is approximately 4.1 miles away providing easy access to the M25 and Gatwick airport. Hurst Green main line railway station provides fast trains to East Croydon (from 20 minutes), London Bridge (from 37 minutes), London Victoria (from 42 minutes) and London St Pancras International (from 1 hr)



robertleech.com

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

GROUND FLOOR

- Kitchen/dining room, study, w.c. sitting room
- Wooden flooring to sitting room and dining room
- Log burner with slate hearth to dining room
- Sash double glazed windows to all rooms (except study)
- Under stairs cupboard to dining room
- Cupboard with shelving to dining room
- Leaded glass wooden doors to sitting room and study and w.c
- Berwyn Quartz work surfaces to kitchen installed July 2017
- Stable door to rear garden from kitchen
- Butler sink to kitchen
- Feature open working fireplace and surround to sitting room
- Underfloor electric heating to w.c.

FIRST FLOOR

- Bedroom 1, 2, dressing room and family bathroom.
- Sash double glazed windows to all rooms
- Cupboard with shelving and radiator to bedroom 1
- Cupboard with shelving to bedroom 2
- Dressing room to bedroom 1
- Wooden flooring to bedroom 1 and 2
- Victorian style radiator to family bathroom

OUTSIDE

- Garage, workshop, shed, potting shed, pergola, log store
- Countryside views from rear garden
- Side access gate to rear garden
- Rear garden access gate to common land
- Gravel driveway providing off road parking for 3 cars
- Outside lighting
- Terrace to rear garden
- Single garage with lighting and electrics
- Electric up and over door to single garage
- Decking area
- 2 Outside water taps

FAQ'S

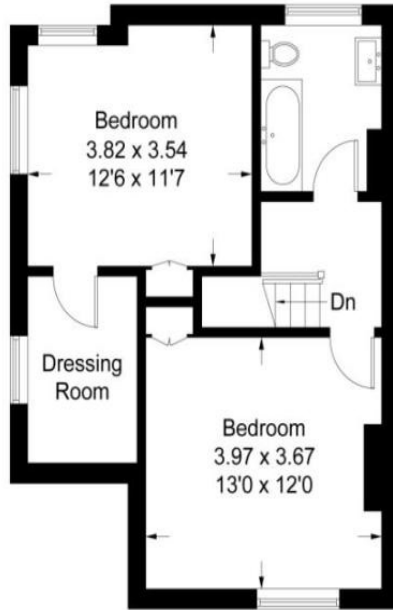
- Council tax band E, £2,461.44pa
- Tandridge district council
- EPC rating E
- Vendor suited
- Off road parking for 3 cars
- Purchased September 2016
- Oil central heating
- Underfloor electric heating to downstairs w.c.
- Sewage treatment plant and cesspit
- Fibre broadband available



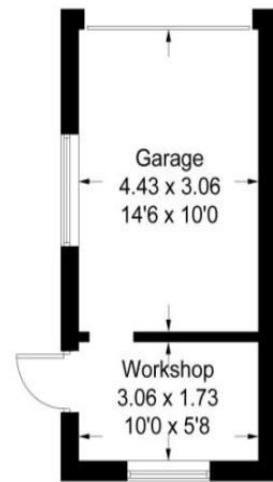
Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft
 Garage / Workshop = 19.5 sq m / 210 sq ft
 Total = 129.1 sq m / 1390 sq ft



Ground Floor



First Floor



Garage / Workshop

(Not Shown In Actual Location / Orientat

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. (ID192559)

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