



Tippett Lane, Oxted, RH8 9BP

Offers in excess of £450,000



# PROPERTY SUMMARY

## OVERVIEW

A fantastic opportunity to acquire this three bedroom well designed family home set within the popular development of meridian square.

### Accommodation

A beautifully presented spacious modern house, with well planned versatile accommodation arranged over three floors. Comprising entrance hall, useful down stairs w/c, open plan through lounge, diner and kitchen. The kitchen area is fitted in a modern range of base and wall units with complementary working surfaces and integrated appliances. The living area is spacious with bi-folding doors leading to the rear garden. The first floor offers two well proportioned double rooms one of which has a Juliette balcony, there is also a modern family bathroom on this floor. The top floor offers the master bedroom which is of an excellent size and has the benefit of a well fitted en-suite shower room. Outside the garden has been attractively landscaped and is low maintenance. Its the perfect space for all year round outdoor entertaining and alfresco dining. There are two allocated parking spaces and also the benefit of an electric car charging point.

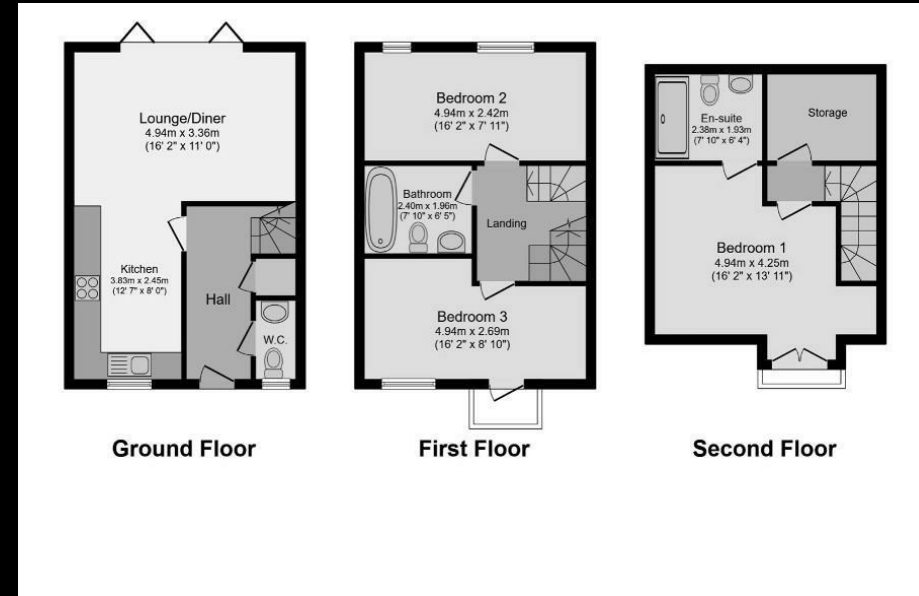
### Location

Set within Meridian Square, a sought-after development built by Taylor Wimpey. Located in Hurst Green village and within walking distance of the mainline station, with direct trains to London Bridge and Victoria. Oxted is just 1.9 miles away, and boasts the ever popular Master Park offering year round events. Oxted town includes a leisure complex with swimming pool, theatre, cinema and a range of shops including Morrisons and Waitrose.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	91	93	(92 plus) A	91	93
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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