

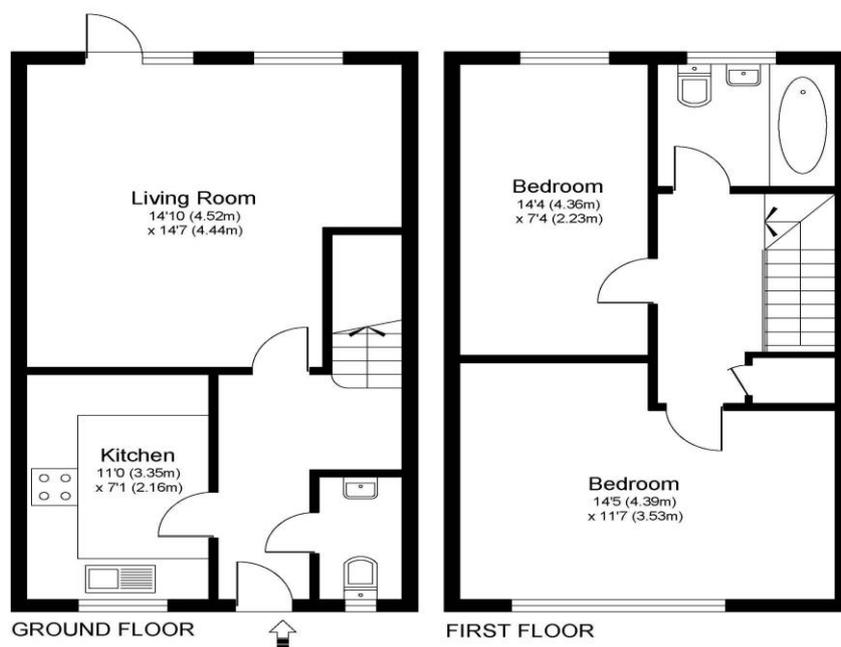


**3 Halcyon Close Oxshott Surrey KT22 0HA**

**£535,000**



HALCYAN CLOSE, OXSHOTT, KT22



Approximate Gross Internal Floor Area: 66 m sq / 712 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A modern two-bedroom terraced home with south westerly facing garden and allocated parking. Beautifully presented and ideally located within this pretty residential area in the village of Oxshott. This is a beautiful modern home built with character and charm. Superbly presented throughout and in excellent order having been fully refurbished by our outgoing seller. There are two decent double bedrooms upstairs alongside the family bathroom. There is additional storage plus loft access. The ground floor benefits from a large living/dining room with views out to the landscaped garden which is south westerly facing. There is also a downstairs cloakroom and further storage under the stairs. The modern kitchen has plenty of worksurface and cupboard space with a full range of integrated appliances. Externally the rear garden has been landscaped to give a low maintenance environment that has been cleverly designed to catch the sun. To the front you have an allocated parking space on the street close to your front door. The area as you approach the home feels very comfortable, pleasant and picturesque. Situated within the village of Oxshott, close to local amenities. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.