



HURST GREEN

OXTED, SURREY

Offers Over £450,000 Freehold

JACKSON-STOPS



**74 BARNFIELD WAY, HURST GREEN, OXTED,
SURREY, RH8 9QG**

A TWO BEDROOM BUNGALOW SITUATED IN A SOUGHT-AFTER CUL DE SAC LOCATION



DESCRIPTION

74 Barnfield Way is tucked away in a private and peaceful position within a sought-after residential area of Hurst Green, this well-presented two-bedroom bungalow offers an ideal opportunity for downsizers, first-time buyers, or anyone seeking single-storey living in a charming setting.

The property benefits from an allocated off-street parking space, attractive front and rear gardens, and a detached summer house, creating a wonderful blend of practicality and outdoor enjoyment.

On arrival, the low-maintenance front garden immediately impresses, featuring extensive paving, established flower borders, and mature shrubs. A delightful pergola draped with climbing plants and fairy lights creates a welcoming and characterful approach to the front door.

Internally, a spacious entrance hallway provides access to all rooms and includes a useful storage cupboard. There are two well-proportioned bedrooms, with the principal bedroom enjoying views over the rear garden, while the second bedroom overlooks the front aspect. The family bathroom is fitted with a modern white suite comprising a bath with overhead shower and glass screen, pedestal wash hand basin, and WC. Complemented by white tiling and a heated towel rail, the room offers both style and comfort. The bright and spacious living/dining room provides an inviting space for relaxing and entertaining and flows through to the kitchen. Overlooking the rear garden, the kitchen is fitted with an attractive range of shaker-style units, complemented by light worktops, a metro-tiled splash back, and wood-effect flooring. Integrated appliances include a gas hob and electric oven, while there is ample space for additional freestanding appliances.

A door from the kitchen leads directly into the rear garden, where a paved patio provides the perfect setting for outdoor dining and summer barbecues. The garden also features a lawned area, generous storage options, and a charming detached summer house tucked into the corner. A side gate offers convenient external access.



Combining a secluded setting with well-presented accommodation and attractive outdoor space, this delightful bungalow is ready to move into and enjoy.

FEATURES

- Bright and spacious bungalow
- Two bedrooms
- Large living/dining room
- Main bedroom with garden views
- Allocated parking space
- Front and rear gardens
- Summer house
- Short drive to Oxted town centre
- Close to Hurst Green and Oxted train stations
- Excellent local schools nearby

SITUATION

Located in a popular no through road within walking distance of Hurst Green commuter railway station (London approx. 40 mins) and several local convenience stores. Oxted town centre with its wide variety of shops, restaurants and supermarkets is circa 1.5 miles away. Access to the M25 (junction 6) is available at Godstone with connecting roads to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.



VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

For Satnav use: RH8 9QG

On entering Barnfield Way, follow the road taking the first left hand turn. The property will be found at the end of this short section.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





PROPERTY INFORMATION

- Services: Gas central heating via radiators. Mains Water, Electricity & Drainage
- Local Authority: Tandridge District Council
- Council Tax band: D (£2,569.35 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

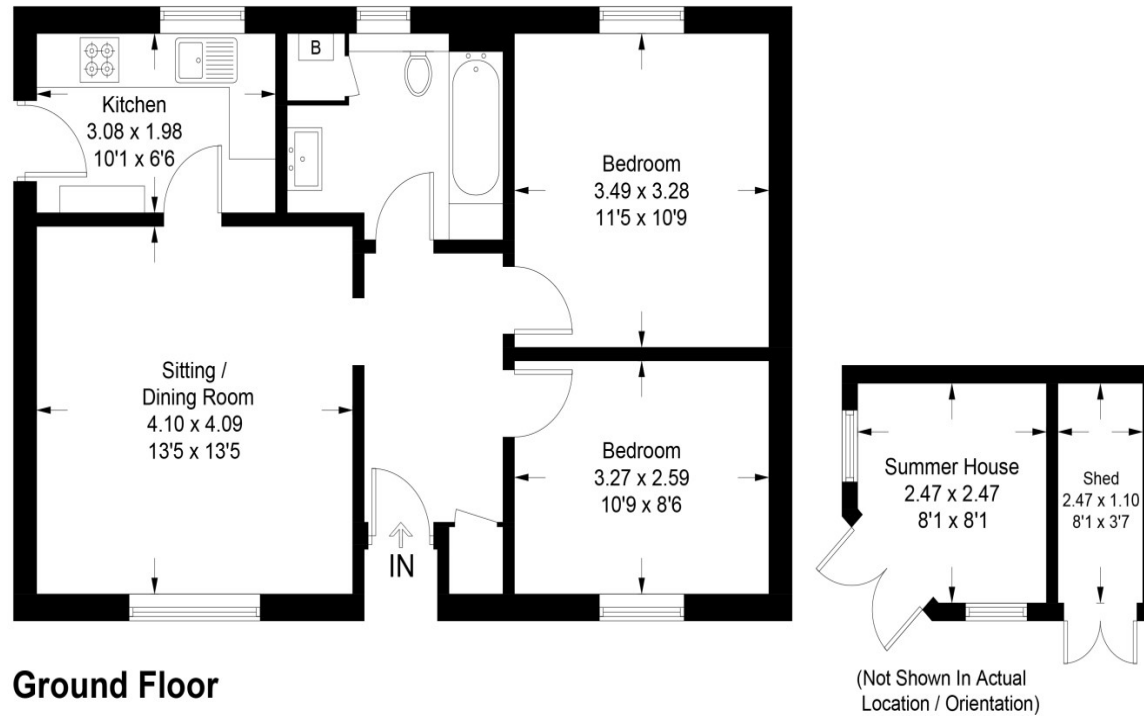
IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft
Outbuilding = 8.5 sq m / 91 sq ft
Total = 67.1 sq m / 722 sq ft



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. (ID1308162)
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