



Roseacre,

Hurst Green, Surrey, RH8 9BE

Roseacre, Hurst Green

Very well presented three bedroom detached property in Hurst Green with a double garage. Boasting a good sized kitchen and two reception rooms. Located within a walk of the mainline station in a quiet cul-de-sac.

KEY PROPERTY FACTS

- Three double sized bedrooms
- High quality finishings in bathroom and kitchen
- Double glazing throughout
- Large living room
- Double garage and wooden storage shed
- Cul-de-sac location
- Council tax band E
- 1631 sq ft
- EPC rating E
- Broadband speed up to 200 Mbs

LOCATION

Located on the edge of Hurst Green village and within a short walk of the mainline station with direct lines up to London Bridge and Victoria. Oxted is approximately 1.9 miles away with a more comprehensive range of shops including a Waitrose and Morrisons, a leisure centre with pool and a cinema. Junction 6 of the M25 is within a 4 mile drive.

DESCRIPTION

A large porch offers plenty of room to store coats, brollies and wellington boots before leading into a spacious, central hallway with solid French oak flooring, a large cupboard and further storage space for outdoor attire. The hallway gives access to the stairs, the kitchen, the living room and a downstairs w.c., with fully tiled Travatine Marble tiles, large wall hung vanity unit and basin and tall wall hung storage unit.

The kitchen sits to the front of the house with views over the cul-de-sac. The tiled floor sits well beneath Mobalpa hand painted solid oak units and a dark granite work surface. Integrated appliances include a gas hob with extractor fan, a double oven, fridge freezer and dishwasher, there is space for a washing machine and a tumble dryer. The room is well lit by large downlights and an integrated breakfast table of the same granite surface sits to one side. Through the kitchen is the second reception room which has fully opening French doors to garden and could be used as a separate dining room or playroom. The light and airy living room spans most of the width of the rear of the house with solid French oak flooring, windows on two sides and high quality, double glazed sliding doors opening in to the rear garden. A warm air heating system heats the house with ease and without the need to wait for radiators to warm up.

The stairs lead to the first floor landing which benefits from a large window letting in plenty of light to the area. The dual aspect master bedroom has fitted wardrobes with a range of shelving and hanging space. A bank of drawers and a dressing table are also conveniently fitted to compliment the wardrobe. Bedroom two is a good sized double room and is also flooded with light through windows to two walls, the third bedroom is a small double or generous single room with fitted cupboard with shelving and a mirrored dressing table. The bathroom has high quality finishing's including a 'super deep' bath with power shower, together with a wash hand basin and low level w.c.. The landing holds the airing cupboard and an additional linen cupboard and also gives access to the boarded loft fitted with a ladder.

OUTSIDE

The living room and second reception room give access out to the patio and garden. The flagstone terrace has easterly and southerly aspects and is a generous size, ideal for outside entertaining. The lawned area is bordered with flower beds and has a very pretty ornamental cherry tree in the centre, in addition an area has been created for raised vegetable beds. The garden is fully fenced and secure and has access down the side past the shed through a wooden garden gate. The sizable double garage has light and power with two separate up and over doors as well as a rear door that leads into the garden then in turn to the house.

THE BEST BITS...

A practical and well looked after house in a residential cul-de-sac offering privacy but with the watchful eye of a friendly neighbourhood.



1.9
MILES
OXTED



0.9
MILES
HURST GREEN

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LINGFIELD

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OXTED

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01883 717272

DORKING

01306 793105

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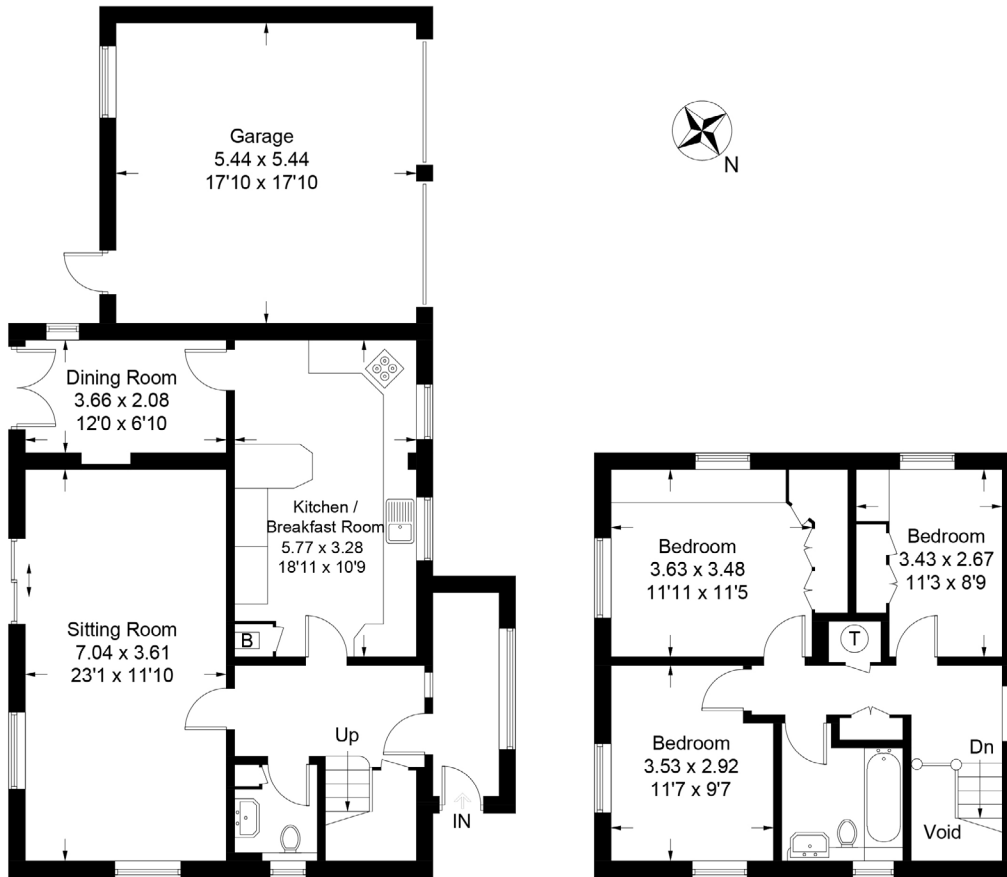
020 3096 7217







Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft (Excluding Void)
Garage = 29.8 sq m / 321 sq ft
Total = 151.5 sq m / 1631 sq ft



Ground Floor

First Floor

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. (ID306601)

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**Robert
Leech** 

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