

Payne & Co.



1 Nunappleton Way

Hurst Green Oxted RH8 9AW

Freehold

£745,000



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Situation

Nunappleton Way is a cul-de-sac close to the village green and within walking distance of a junior school, local shops and post office. Also within walking distance is Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive away and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state schools for all age groups are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

On the A25 at the junction with Morrisons Supermarket on your left hand side, turn right into Woodhurst Lane. Continue along Woodhurst Lane ignoring all left and right hand turnings for approximately one mile and you will come to a mini roundabout at Hurst Green village green. Proceed straight over and after about 0.3 miles take the left hand turning onto Nunappleton Way.

To Be Sold

Available with NO ONWARD CHAIN is this characterful and individual detached house enjoying a SOUTH FACING garden. The property now requires general modernisation and improvement, offering potential to extend (STPP) and located just off the village Green, within easy walking distance to the mainline Station (London 45 mins).

'L' Shaped Entrance Hall

Stairs to first floor.

Sitting Room

Bay window to the front, open fireplace with decorative surround and mantelpiece over, built in cupboard under the stairs,

Dining Room

Open feature fireplace with timber mantelpiece, French doors to rear garden.

Kitchen

Rear aspect window, range of eye and base level units, timber work surfaces, inset ceramic sink with mixer tap, inset 5 ring gas hob with extractor over and oven below, space for upright fridge freezer, tiled floor, opening to

Inner lobby, doors to garage, garden, conservatory and garage.

Cloakroom

Low suite W.C and wash hand basin.

Tel: 01883 712261

Conservatory / Sun Room

An attractive conservatory on a brick plinth, window and ceiling blinds, double doors leading to rear garden.

Stairs to First Floor

Spacious Landing

Shower

Enclosed shower cubicle with Triton electric shower.

Bedroom One

Front and side aspect window, extensive range of fitted bedroom furniture

Bedroom Two

Built-in double wardrobe cupboards, laminate wood flooring, attractive outlook over rear garden.

Bedroom Three

Side aspect window, high level fitted cupboard housing hot water tank, rear aspect window.

Bathroom

Enclosed bath with mixer tap and hand shower attachment, pedestal wash basin, low suite WC.

Garage

Up and over door, light and power, plumbing available for washing machine, wall mounted gas fired central heating boiler.

Outside

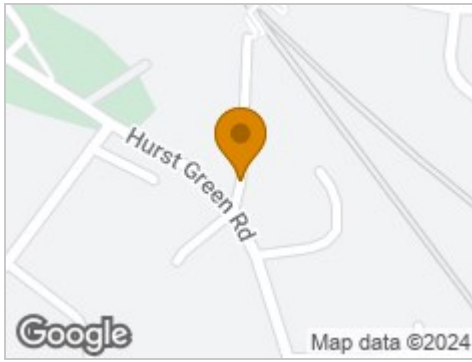
Attractive cottage style garden to the front with level area of lawn and gravel pathway leading to the front door. Furthermore, there is driveway providing parking for two vehicles leading to the garage.

The SOUTH FACING rear garden, which is a particular feature of the property, is secluded from neighbouring properties with a large expanse of level lawn, an abundance of trees and shrubs with a large timber summerhouse.

**Tandridge District Council Tax Band F
(01883 72200)**



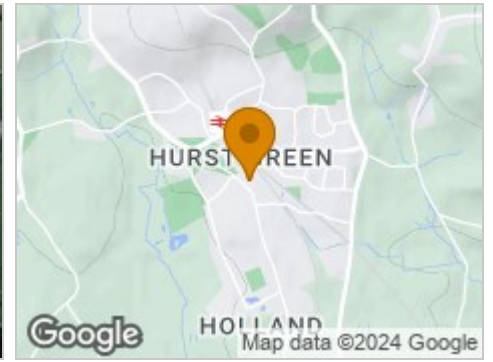
Road Map



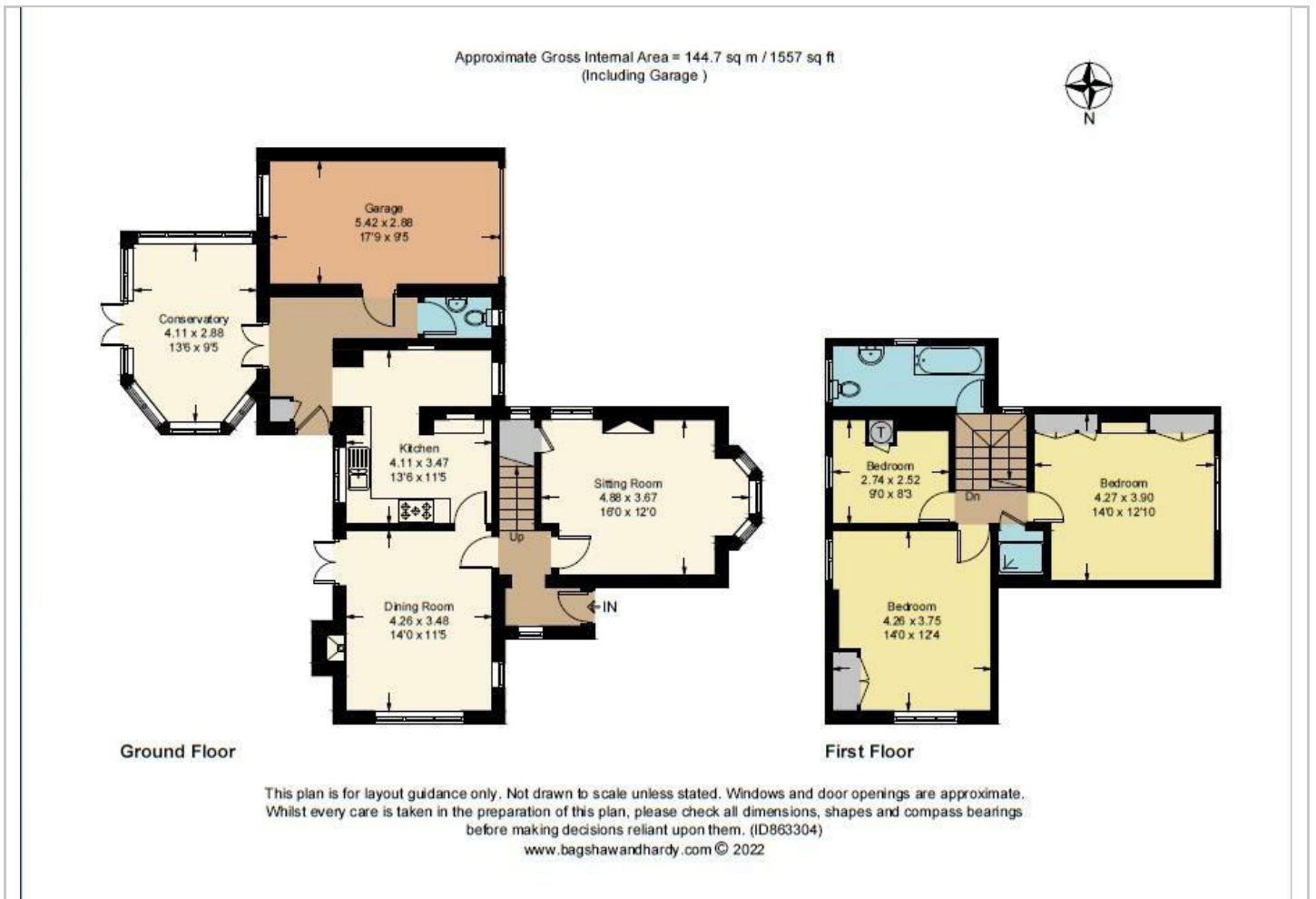
Hybrid Map



Terrain Map



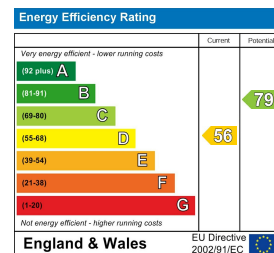
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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