

# Payne & Co.



**20 Holland Road**

**Hurst Green Oxted RH8 9BN**

**Freehold**

**£625,000**



# 20 Holland Road

## Hurst Green Oxted RH8 9BN

£625,000



### Situation

Occupying a generous plot and attractively set back from Holland Road itself, the property is conveniently situated for the green open space of Hurst Green itself, with Hurst Green railway station (London circa 41 mins) only ten minutes walk away. The main roads of the A25 and M25 are nearby.

Oxted town centre, just under 1.5 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

### Location/Directions

For SatNav use: RH8 9BN.

Heading south on Holland Road turn right where Holland Road splits (just after the One Stop convenience store on the left hand side) and the property will be found on your immediate right hand side.

### To Be Sold

Spread over three floors and occupying a plot of circa one-fifth of an acre, this family home has a wealth of fabulous features including a loft conversion providing a top floor bedroom with great views and ensuite shower room, sitting room with open fire, attractive wooden floorboards over much of the property, and off road parking for six to eight cars (dependent on size). The sunny south-westerly facing rear garden is around 30m in length and along the northern boundary there is a timber workshop, together with car port adjacent to the garage, plus two further outbuildings.

### Enclosed Porch

Ceiling light, ceramic tiled flooring, secondary front door leading to;

### Hallway

Radiator, wooden floorboards, understair cupboard (electricity meter and fuse boards), stairs to first floor, and doors to;

### Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c., wash hand basin), ceramic tiled flooring, electric panel radiator, ceiling spotlight.

### Kitchen

Side aspect double glazed window and rear aspect double glazed door (to laundry room), range of eye and base level units, granite work surfaces, range cooker with extractor over, integrated appliances of fridge, freezer and dishwasher, ceramic tiled flooring.

### Laundry Room

Double glazed windows on two sides over a brick plinth with composite roof, door to rear garden, ceramic tiled flooring, space and plumbing for washing machine set below a short length of quartz work surface, with wall unit above.

### Sitting Room

Rear aspect double glazed patio doors, wooden floorboards, two radiators, open fireplace with feature cast iron and tile surround (surround available by separate negotiation) wide archway to;

### Dining Room

Front aspect double glazed window, radiator, wooden floorboards.

### First Floor Landing

Side aspect double glazed window, two storage cupboards, wooden floorboards, stairs to second floor, and doors to;

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### Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising genuine Art Deco skirted bath with integrated hand held shower over, close coupled w.c., wash hand basin set on a vanity unit of quartz surface with storage below), chrome heated towel rail, part tiled walls, ceramic tiled flooring, extractor fan.

### Bedroom

Front aspect double glazed window, wooden floorboards, radiator, cupboard storage.

### Bedroom

Rear aspect double glazed window, radiator, decorative fireplace (composed of cast iron surround with tiled hearth), integral storage.

### Bedroom

Side aspect double glazed window, radiator,

### Second Floor

### Bedroom

Two rear aspect double glazed windows (with views to fields beyond) and one front aspect Velux window, radiator, eaves storage, wood effect flooring, ceiling spotlights, doors to;

### Shower Room

Front aspect Velux window, three piece white sanitary suite

(comprising pedestal wash hand basin, close-coupled w.c., shower enclosure with wall mounted controls and high level drencher and separate hand held shower attachment) part tiled walls, ceramic tiled flooring, radiator/towel rail, ceiling spotlights, extractor fan.

### Outside

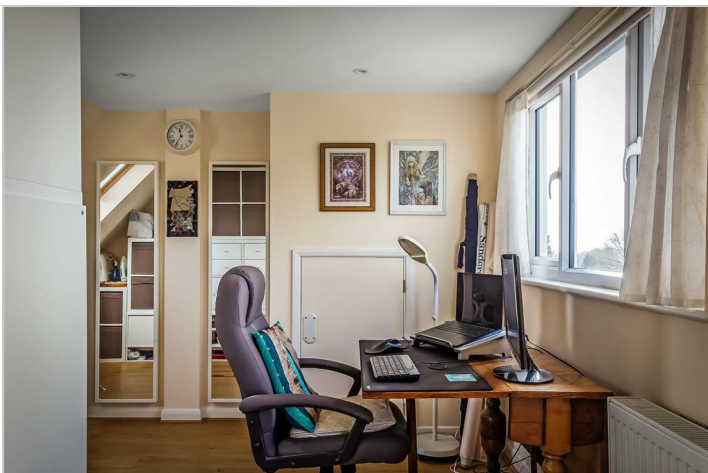
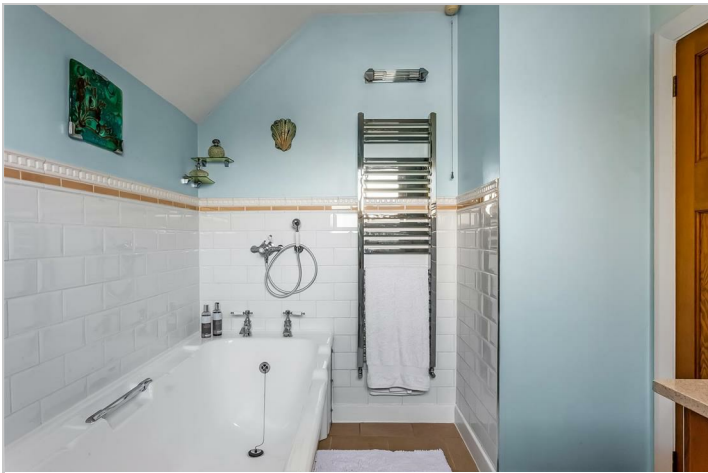
On a plot of circa one-fifth of an acre, the property features a generously sized front garden, well screened behind hedging, predominately laid to lawn and also boasting a large area of block paved off road parking for six to eight cars (dependent on size) extending around the side and to the garage, car port and block-built outbuilding.

The sunny south-west facing rear garden is around 30m in length and features a patio served by the sitting room, with the remainder given over to lawn and two mature oak trees. A good sized timber built workshop, complete with light, pedestrian side door, and double doors (enabling vehicular access) is present close to the northern boundary. A garden shed is present in the bottom right hand corner of the garden.

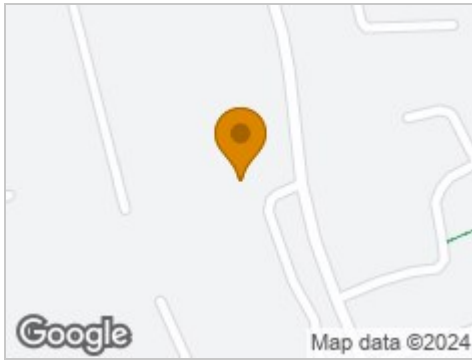
### Notes

The loft conversion was finished in 2015 which involved re-tiling the main roof and ensuring that the rear dormer window had a pitched tile roof.

### Tandridge District Council Tax Band D



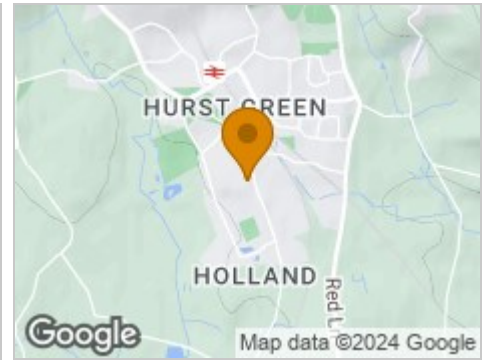
## Road Map



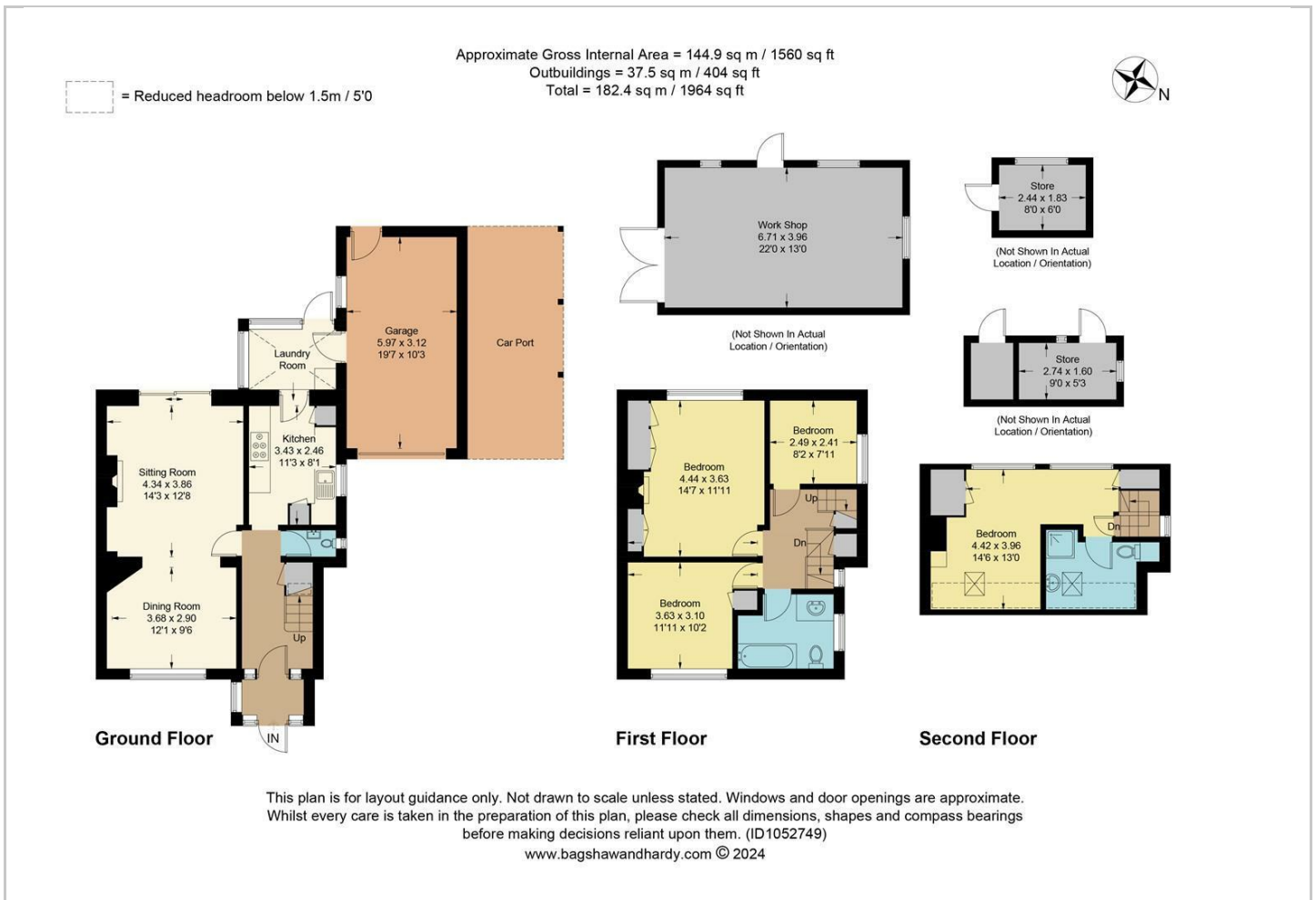
## Hybrid Map



## Terrain Map



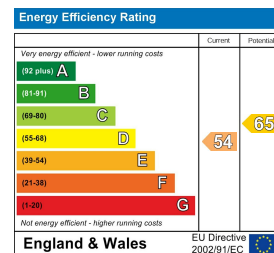
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.