

Payne & Co.



15 Wolfs Wood

Hurst Green RH8 0HN

Freehold

£499,950



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Situation

Positioned conveniently for Hurst Green's commuter railway station (circa 0.5km) and several local shops. Access to main roads (A25 and M25) is easily made.

Oxted town centre, less than 2 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). There are several local country pubs, for example The Haycutter and The Grumpy Mole nearby, together with miles of woodland walks in National Trust managed forests.

Location/Directions

Heading north on Wolfs Wood the property will be found on the right hand side after around 135m.

To Be Sold

Offered with NO CHAIN and requiring some modernisation throughout, this family home occupies a generously sized plot of circa 0.15 acre and offers the potential to create off road parking subject to gaining the necessary consent. Further benefits include a modern Vaillant boiler together with double glazing.

Front Door

Leading to.

Hallway

Side aspect double glazed window, radiator, door to (stairs to first floor);

Kitchen

Rear aspect double glazed window, range of eye and base level units, work surfaces with one and a half bowl stainless steel sink with drainer and mixer tap, space for cooker with extractor over, space for below counter fridge, tiled splash backs, radiator, cupboard (fuse board and electricity meter), cupboard (shelved), doors to;

Utility Room

Rear aspect double glazed window, stainless steel sink with drainer, radiator, space and plumbing for washing machine, tumble dryer and dishwasher, wall mounted Vaillant boiler, door to;

Lobby

Double glazed door (to rear garden), ceramic tiled flooring, wall mounted heater, doors to;

W.C.

Side aspect frosted double glazed window, close coupled W.C., ceramic tiled flooring.

Store Room

Front aspect double glazed window, light and power, shelving.

Dining Room

Rear aspect double glazed French doors, radiator, cupboard (shelved), door to;

Sitting Room

Front aspect double glazed window, radiator, fireplace.

First Floor Landing

Side aspect double glazed window, loft hatch, doors to;

Bedroom

Front aspect double glazed window, radiator, integral storage.

Bedroom

Front aspect double glazed window, radiator, integral storage, fireplace.

Bedroom

Rear aspect double glazed window, radiator, integral storage, fireplace.

Family Bathroom

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising bath with wall mounted Triton shower over, wash hand basin, close coupled W.C.), radiator, tiled walls, airing cupboard (slatted shelves and hot water tank).

Outside

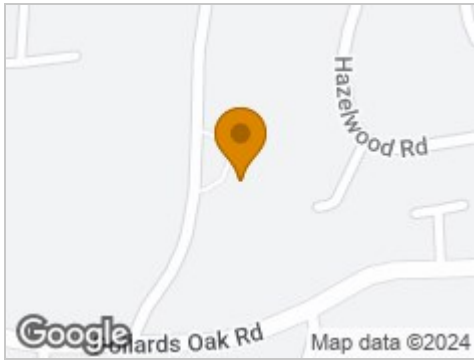
The front garden is laid to lawn together with footpath to the front door and around the side of the property. Subject to gaining the necessary consents there is potential to create off road parking, similar to that created by the adjoining neighbour.

The rear garden, which can be accessed around the side of the property or via the French doors leading from the dining room, is mainly laid to lawn. There are several fruit trees planted in the central section together with a good size timber shed on the left hand side (with light and power) and at the far end of the garden there is a greenhouse and an outbuilding.

Tandridge District Council Tax Band C



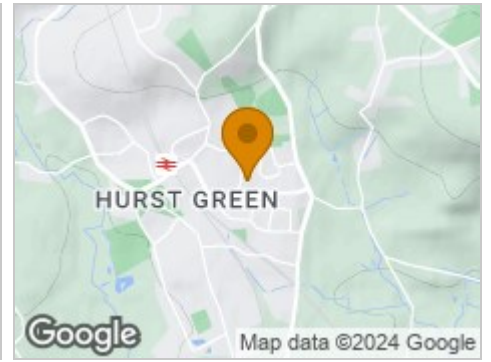
Road Map



Hybrid Map



Terrain Map



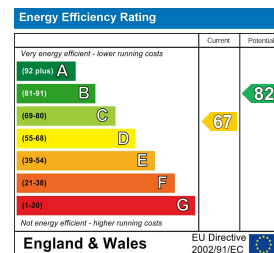
Floor Plan



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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