

Payne & Co.



16 Pollards Oak Crescent

Hurst Green RH8 0JG

Freehold

£550,000



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Situation

Positioned conveniently for Hurst Green's commuter railway station and local convenience store (0.75km) and local main roads (A25 and M25).

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).

Location/Directions

For SatNav use: RH8 0JG. Heading west on Pollards Oak Road take the first turning on the left hand side (Pollards Oak Crescent) after 0.33km and the property will be found on the left hand side after around 75m.

To Be Sold

A well presented and spacious family home on a generous plot of circa 0.17 acre. The property benefits from an ensuite shower room to the principal bedroom, 50m long rear garden and off road parking for three cars.

Front Door

Leading to;

Hallway

Wood effect flooring, radiator, doors to (stairs to first floor);

Cloakroom

Front aspect double glazed window, two piece white sanitary suite (comprising close coupled w.c. and wash hand basin), ceramic tiled flooring, part tiled walls, radiator, wall mounted boiler.

Dining Room

Front aspect double glazed window, radiator, wood effect flooring.

Sitting Room

Rear aspect double glazed window and rear aspect double glazed French doors, wood effect flooring, radiator, two storage cupboards (one containing fuse board). Door to;

Kitchen/Breakfast Room

Rear aspect double glazed French doors, side aspect frosted double glazed window, range of eye and base level units, black granite effect work surfaces with inset 4 ring gas hob and twin ovens below, inset one and a half bowl stainless steel sink unit with drainer and mixer tap, spaces for below counter appliances of washing machine and dishwasher, space for tall fridge freezer, ceramic tiled flooring, radiator.

First Floor Landing

Loft hatch, storage cupboard, doors to;

Bedroom

Rear aspect double glazed window, side aspect frosted double glazed window, radiator, archway to dressing area with twin fitted wardrobes, door to;

En-Suite Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled w.c., pedestal wash basin with mixer tap, shower enclosure with Aqualisa controls), radiator, part tiled walls, extractor fan.

Family Bathroom

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled w.c., pedestal wash basin with mixer tap, bath with mixer tap and hand held shower attachment on a cradle together with wall mounted Mira shower over with glass shower screen), part tiled walls, chrome heated towel rail, airing cupboard (slatted shelves and hot water tank).

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Bedroom

Front aspect double glazed window radiator, cupboard storage.

Bedroom

Front aspect double glazed window, radiator, over-stair cupboard storage.

Outside

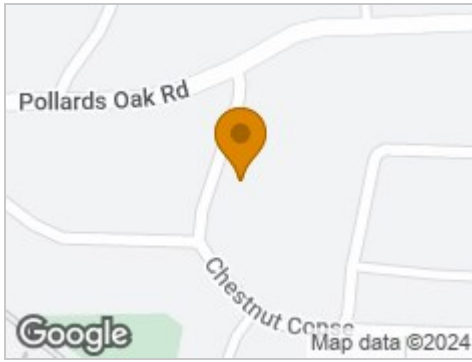
The front garden comprises mainly block paved hardstanding for three cars.

The 50m easterly facing rear garden features a good size patio leading directly from the kitchen/breakfast room and sitting room, beyond which the remainder of this generously sized space is laid to lawn, together with two garden sheds and a small pond.

Tandridge District Council Tax Band D



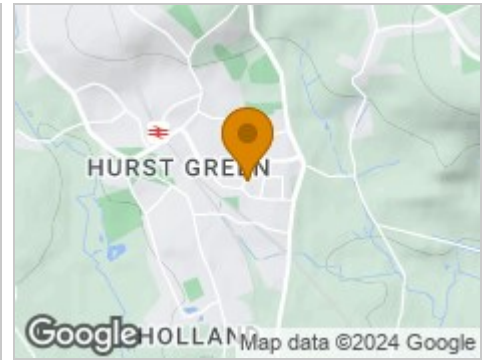
Road Map



Hybrid Map



Terrain Map



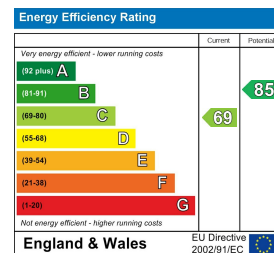
Floor Plan



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



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