

Payne & Co.



Linga Longa Holland Crescent

Freehold

Hurst Green RH8 9AT

£510,000



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Situation

In a pleasant residential cul-de-sac within comfortable walking distance of local shops and junior schools. Hurst Green station is just over half a mile away and offers regular commuter services to Croydon and London. Oxted town centre offering a wider range of facilities including leisure pool complex and cinema is just over one-and-a-half miles distant. Access to the M25 motorway (Junction 6) is within 5 miles

Location/Directions

From Oxted turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue until reaching Hurst Green, proceed over the green and on reaching the Holland sign turn left into Holland Lane. After a short distance turn right into Holland Crescent and the property will be found on the left hand side.

To Be Sold

Glazed Double Doors

Leading to Porch and inner door to;

Entrance Hall

Laminate wood flooring, radiator, storage cupboard under stairs.

Lounge/Dining Room

Front aspect window with made to measure plantation blinds, feature log burner with limestone surround, fitted glazed display units

and cupboards below either side of chimney breast, recessed contemporary style gas fire, French doors leading to rear garden, opening to;

Kitchen

Recently fitted with an extensive range of fitted units comprising sunken bowl with mixer tap, quartz worksurfaces, base drawers and cupboards, spaces for Samsung washing machine, Miele dishwasher, space for Falcon range cooker, upright fridge freezer, wall mounted Worcester Greenstar compact gas fired central heating boiler.

Bedroom/Study

Laminate flooring, front aspect window with made to measure shutters, fitted storage cupboard.

Ensuite Shower Room

Recently renewed, comprising shower cubicle with integrated controls, wash hand basin, low suite w.c, heated towel rail.

Stairs to First Floor Landing

Side aspect double glazed window, hatch to (part boarded) loft, doors to;

Bedroom

Rear aspect double glazed window, laminate flooring, radiator, views over rear garden.

Tel: 01883 712261

Bedroom

Front aspect double glazed window, full width range of built-in wardrobes with sliding doors, radiator, fitted plantation blinds.

Bedroom

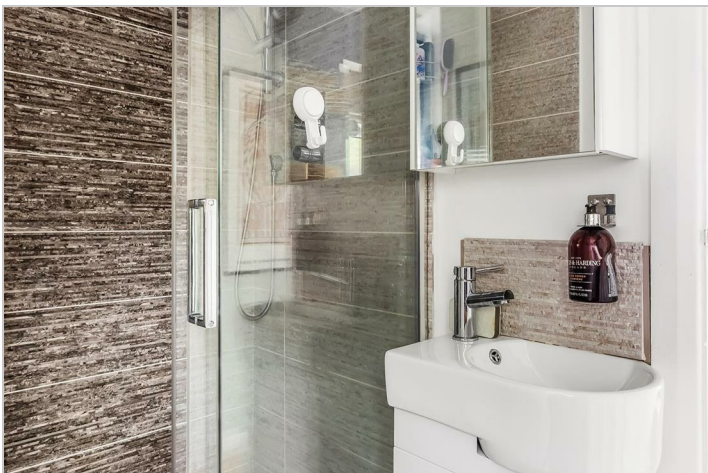
Front aspect double glazed window, radiator, currently being used as an office.

Family Bathroom

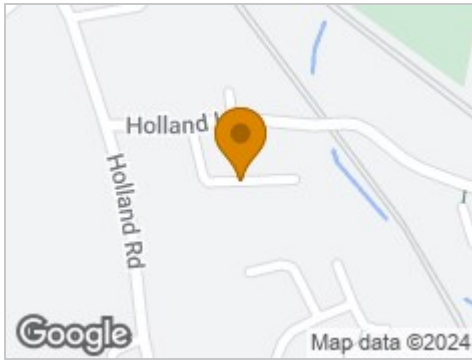
Rear aspect double glazed window, white suite comprising freestanding bath with floor mounted filler and handheld shower attachment, wash hand basin with mix tap and storage below, WC with hidden cistern and dual flush, tile effect vinyl flooring, heated towel rail, ceiling spotlights.

Outside

Ample driveway parking for two vehicles with side access to extremely well presented rear garden with brick paved patio, small area of level lawn, an abundance of flowering shrub borders and garden shed.



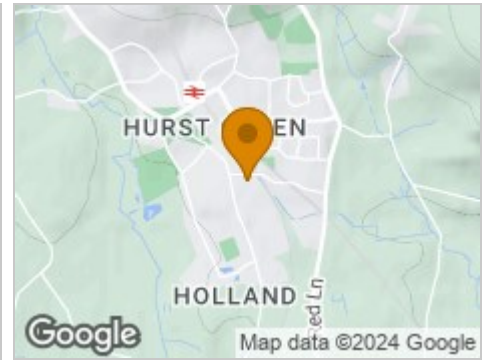
Road Map



Hybrid Map



Terrain Map



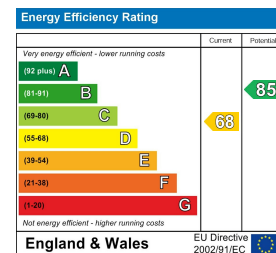
Floor Plan



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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