

# Payne & Co.



**118 Mill Lane**

**Hurst Green Oxted RH8 9DD**

**Freehold**

**£475,000**



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£475,000



## **Situation**

Found just under 1km from the village green of Hurst Green, with Hurst Green commuter railway station just beyond (London circa 40 mins), this Edwardian property is also found close to open countryside to the south ideal for dog walking and mountain biking. Local main roads (A25 and M25) are easily accessible, as is nearby Oxted town centre, offering 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 9DD. Heading south on Mill Lane the property is found on the right hand side around 80m back from the T-junction that forms this end of the road.

## **To Be Sold**

A well presented Edwardian cottage with 35m west facing rear garden and off road parking to the front for two cars. The bathroom for this property is on the ground floor. Further benefits include a newly refitted kitchen, log burning

stove in the dining room and attractive sunny rear patio ideal for relaxing and entertaining.

## **Front Door**

Leading to;

## **Hallway**

Radiator, stairs to first floor, door to;

## **Sitting Room**

Front aspect double glazed window, radiator, open fireplace (composed of tiled hearth, wooden mantle and cast iron surround), door to;

## **Dining Room**

Side aspect double glazed window, radiator, fireplace (composed of slate hearth with tiled inner and wooden surround together with log burning stove), under stair cupboard (shelved, wall mounted Worcester boiler), doors to;

## **Bathroom**

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising pedestal wash hand basin, close coupled w.c, bath with integrated shower over), ceramic tiled flooring, part tiled walls, extractor fan, chrome heated towel rail, door to airing cupboard (ceramic tiled flooring, slatted shelves, radiator).

## **Kitchen**

Rear aspect double glazed window, double glazed roof lantern, newly re-fitted kitchen

comprising wide range of eye and base level units, solid wood work surfaces, inset single bowl ceramic sink with drainer and mixer tap, space for cooker, radiator, recess for tall fridge freezer, ceramic tiled flooring, spaces for washing machine and dishwasher, ceiling spotlights.

### **First Floor Landing**

Side aspect window, loft hatch, doors to;

### **Bedroom**

Rear aspect double glazed window, radiator.

### **Bedroom**

Front aspect double glazed window, radiator, integral storage.

### **Bedroom**

Rear aspect double glazed window, radiator.

### **Outside**

### **Tandridge District Council Tax Band D**



## Road Map



## Hybrid Map



## Terrain Map



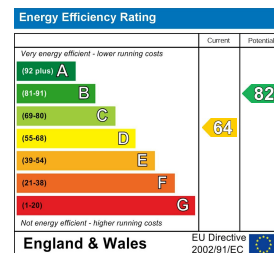
## Floor Plan



## 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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