

Payne & Co.

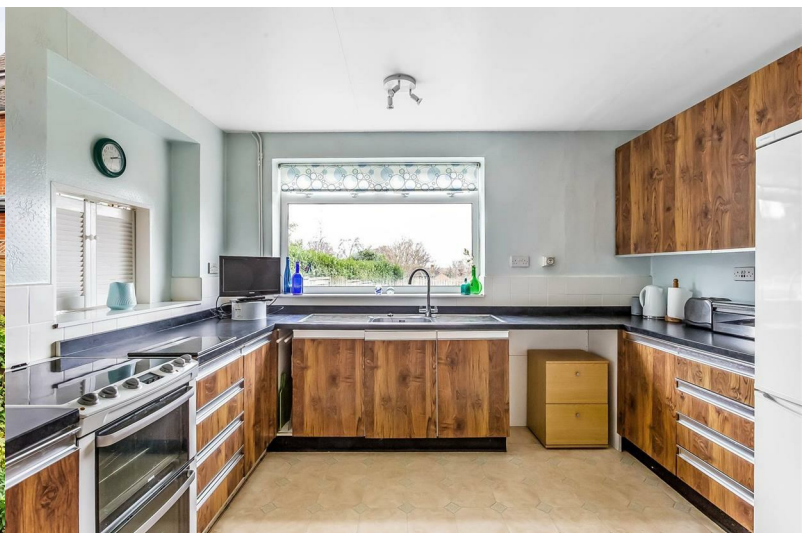


25 Comforts Farm Avenue

Freehold

Hurst Green RH8 9DH

£720,000



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Situation

Occupying a pleasant position at the end of the road and within a two minutes walk of the green open space of Hurst Green itself, with Hurst Green railway station (London circa 41 mins) just beyond. The main roads of the A25 and M25 are nearby.

Oxted town centre, 1.25 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 9DH.

On turning into Comforts Farm Avenue from the Hurst Green end of the road, turn immediately left and the property will be found as the last house at the end of this cul-de-sac.

To Be Sold

Offered with no chain, this late 1950's built family home, situated at the end of a cul-de-sac, requires modernisation throughout. The property benefits from a garage, off road parking and sunny south-west facing rear garden of just under 30m (100ft).

Front Door

Leading to;

Storm Porch

Secondary front door leading to;

Hallway

Front aspect window, doors to (stairs to first floor);

Shower Room

Front aspect frosted window, three piece white sanitary suite (comprising shower enclosure with wall mounted Mira controls, close coupled w.c., wash hand basin with mixer tap), chrome heated towel rail, access to understair storage.

Dining Room

Two side aspect frosted double glazed windows, two radiators, folding doors to sitting room, wide opening to;

Sun Room

Side aspect frosted double glazed window, rear aspect double glazed patio doors, radiator, wood panelling.

Sitting Room

Front aspect double glazed bay window, radiator.

Kitchen/Breakfast Room

Rear aspect double glazed window, range of eye and base level storage units, work surfaces, stainless steel sink with mixer tap and double drainer, space for cooker and tall fridge freezer, floor mounted boiler, cupboard, door to and three steps down to;

Utility Room

Rear aspect double glazed window and door (to rear garden), limited range of eye and base level storage units, work surface, sink with drainer and mixer tap, space and plumbing for washing machine.

Garage

Electric roller door, gas and electricity meters.

Tel: 01883 712261

First Floor Landing

Loft hatch, airing cupboard (hot water tank and slatted shelf), doors to;

Bedroom

Front aspect double glazed window, radiator, integral storage.

Bedroom

Side aspect double glazed window, radiator, integral storage.

Bedroom

Rear aspect double glazed window, radiator, fitted wardrobes, drawers and wash hand basin.

Bedroom

Rear aspect double glazed window, radiator, wash hand basin, integral storage.

Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising wash hand basin, close coupled w.c., bath with shower over).

Outside

The front garden is a generously sized space, mainly laid

to lawn, together with off road parking and access into the garage. There is ample space to create additional off road parking. Access around both sides of the property is possible into the sunny south-west facing rear garden of just under 30m (100ft). This area, enclosed by fencing and hedging, features a patio adjacent to the property with the remainder given over to lawn and flower beds.

Notes

1) The seller has provided several letters dating from the late 1950's which suggests that the original builder returned to the property in 1959, a year after the house was completed in 1958, to carry out some localised underpinning work at the request of the property owner who had reported some cracking to brickwork in places. A limited scope Engineer's letter report (dated January 2024) commissioned by the seller has recommended further investigation be carried out and buyers are advised to make their own investigations in this regard. Correspondence is available on request.

2) The loft space is partly boarded with good headroom. It is the agent's opinion that loft conversion potential exists.

Tandridge District Council Tax Band G



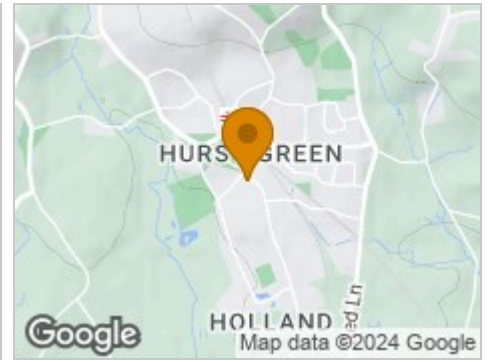
Road Map



Hybrid Map



Terrain Map



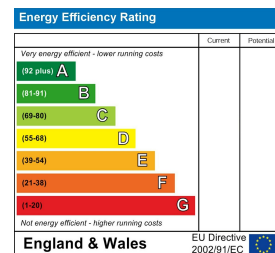
Floor Plan



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.