

Payne & Co.



56 Chestnut Copse

Hurst Green RH8 0JJ

Freehold

£500,000



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Situation

Located in a residential area of similar properties within a short walk of open countryside with pleasant rural walks and convenient for Hurst Green railway station with regular service to East Croydon and London. Hurst Green has two junior schools. Oxted town centre is just over two miles and offers a wide range of shopping facilities together with leisure pool complex, cinema and library. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

For SatNav use: RH8 0JJ. Turning from Red Lane into Chestnut Copse, take the first right turn after 65m and the property will be found on your left hand side after around 55m.

To Be Sold

Located in a popular spot close to open countryside, this extended family home is offered with no chain and is in need of modernisation.

Front Door

Leading to;

Hallway

Front aspect frosted double glazed window, understair cupboard (electricity meter and fuse board), stairs to first floor, doors to;

Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c. and wash hand basin), ceramic tiled flooring.

Kitchen

Rear aspect double glazed window and door, range of eye and base level units, work surfaces with inset four ring electric hob (with extractor over) and inset one and a half bowl stainless steel sink with drainer and mixer tap, space for washing machine and tall fridge freezer, integrated twin ovens, door to larder cupboard (shelved and with window), wall mounted Worcester boiler.

Sitting Room ('L' Shaped)

Front aspect double glazed window, two radiators, fireplace, double doors to;

Dining Room

Rear aspect and side aspect double glazed windows, side aspect door (to rear garden), two roof lights, radiator.

First Floor Landing

Side aspect double glazed window, loft hatch, cupboard, airing cupboard (slatted shelves and hot water tank), doors to;

Shower Room

Front aspect frosted double glazed window, two

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piece white sanitary suite (comprising close coupled WC, semi pedestal wash hand basin with mixer tap, shower enclosure with floor drain and integrated controls), chrome heated towel rail.

Bedroom

Front aspect double glazed window, radiator, two cupboards.

Bedroom

Rear aspect double glazed window, radiator, cupboard.

Bedroom

Rear aspect double glazed window, radiator, cupboard.

Outside

The front garden is mainly lawn with several shrubs around the margins, together with off road parking for 3 to 4 cars (depending on size) leading up to a garage.

The rear garden comprises a patio adjacent to

the rear elevation of the property from where two steps lead up to an area of lawn. There are shrub borders around the margins of the lawned area together with summer house, two sheds, greenhouse and work shop.

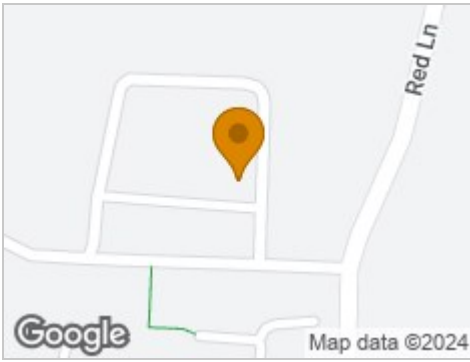
Notes

Solar panels are present on the front and rear elevations of the property.

Tandridge District Council Tax Band D



Road Map



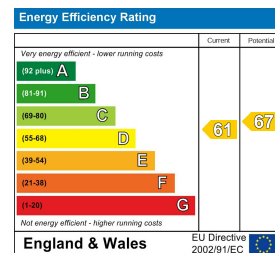
Floor Plan



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.