

Payne & Co.



1 Roseacre

Hurst Green Oxted RH8 9BE

£550,000

Freehold



1 Roseacre

Hurst Green Oxted RH8 9BE

£550,000



Situation

Roseacre is located to the southern end of Hurst Green in a pleasant cul de sac of similar properties. Close by is Oxted town offering a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. 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

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left and at the traffic lights turn right into Woodhurst Lane. Continue along Woodhurst Lane ignoring all left and right hand turnings until you reach the mini roundabout at Hurst Green Village Green. At the roundabout proceed straight across in a southerly direction again ignoring all left and right hand turnings and eventually Roseacre will be found on your left hand side.

To Be Sold

A modern three bedroom family home located on the periphery of a small cul de sac within

walking distance of local schools and mainline station. The property offers scope to modernise and extend (STPP), enjoys a good size secluded garden and is available with no onward chain.

Entrance Hall

Tiled floor, stairs to first floor, deep built-in storage cupboard.

Cloakroom

Low suite w.c, vanity unit, tiled flooring.

Living Room

Laminate wood flooring, patio doors leading to rear garden, double doors to;

Dining Room

Double aspect, window overlooking rear garden.

Kitchen/Breakfast Room

Single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, Bosch dishwasher, Beko washing machine, Zanussi cooker, fridge freezer, personal door to carport, gas fired warm air unit.

Stairs to First Floor Landing

Trap to loft, built-in airing cupboard housing hot water tank, built-in shelved storage cupboard.

Bedroom One

Outlook over rear garden, built-in double wardrobe cupboard with sliding mirror doors.

Tel: 01883 712261

Bedroom Two

Built-in wardrobe cupboard.

Bedroom Three

Double aspect, outlook over rear garden, built-in wardrobe cupboard with sliding doors.

Shower Room

Large shower cubicle, low suite w.c, pedestal wash basin.

Outside

Parking to the front of the property leading to SINGLE GARAGE and CARPORT.

Access to the rear garden is via the carport and is of good proportions of mainly lawn, large patio with walkways and large flower beds surrounded by boundary fencing and hedging.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



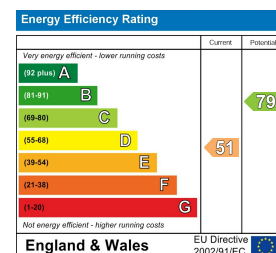
Floor Plan



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.