



**19 Williams Road**

**Hurst Green RH8 9BF**

**Freehold**

**£525,000**



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## Situation

Located in a recently completed development within walking distance of local shop and Hurst Green mainline railway station (London 40 mins). Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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

For Satnav use postcode RH8 9BF. When you enter the development via Williams Road No. 19 will be found on your righthand after a short distance.

## To Be Sold

Offered with NO CHAIN. A generously sized townhouse carefully balanced with ensuite shower rooms to two of the four bedrooms together with a further family bathroom. For those looking for additional downstairs accommodation the integral garage could easily be converted.

## Front Door

Leading to;

## Entrance Hallway

Wood effect flooring, radiator, stairs to first floor, doors to;

## Cloakroom

Front aspect frosted double glazed window, two piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, close coupled w.c), heated towel rail, ceramic tiled flooring, fuse board, electricity meter.

## Kitchen

Front aspect double glazed window, eye and base level units, dark grey granite effect work surfaces with inset stainless steel sink, drainer and mixer tap, inset four ring gas hob with extractor over and twin ovens below, integrated dishwasher, space for tall fridge freezer, ceiling spotlights, radiator. Matching breakfast bar area connecting to;

## Lounge/Dining Room

Rear aspect double glazed bi-fold doors and three roof lights, two radiators, wood effect flooring, under stair storage cupboard, door to;

## Integral Garage

Rear aspect door (to rear garden), space and plumbing for washing machine and tumble dryer, wall mounted boiler, tile effect vinyl flooring.

N.B. 1) Up-and-over garage door is located behind a plasterboard partition. 2) This room could very simply be converted to additional accommodation and the garage door replaced with a window.

## First Floor Landing

Radiator, doors to;

## Bedroom

Front aspect double glazed window and door (Juliet balcony), radiator, fitted wardrobes, door to;

## En-Suite Shower Room

Three piece white sanitary suite (comprising shower enclosure with integrated controls, close coupled w.c, wash hand basin with mixer tap), heated towel rail, ceramic tiled flooring, ceiling spotlights, extractor fan.

## Bedroom

Two rear aspect double glazed windows, radiator.

Tel: 01883 712261

### **En-suite Shower Room**

Three piece white sanitary suite (comprising shower enclosure with integrated controls, close coupled w.c, wash hand basin with mixer tap), heated towel rail, ceramic tiled flooring, ceiling spotlights, extractor fan.

### **Second Floor Landing**

Radiator, doors to;

### **Family Bathroom**

Ceiling spotlights, three piece white sanitary suite (comprising close coupled w.c, pedestal wash hand basin with mixer tap, bath with mixer tap and hand held shower), heated towel rail, ceramic tiled flooring, part tiled walls.

### **Bedroom**

Front aspect double glazed window, radiator, airing cupboard (hot water tank and controls for solar panels).

### **Bedroom**

Rear aspect double glazed window, radiator.

### **Outside**

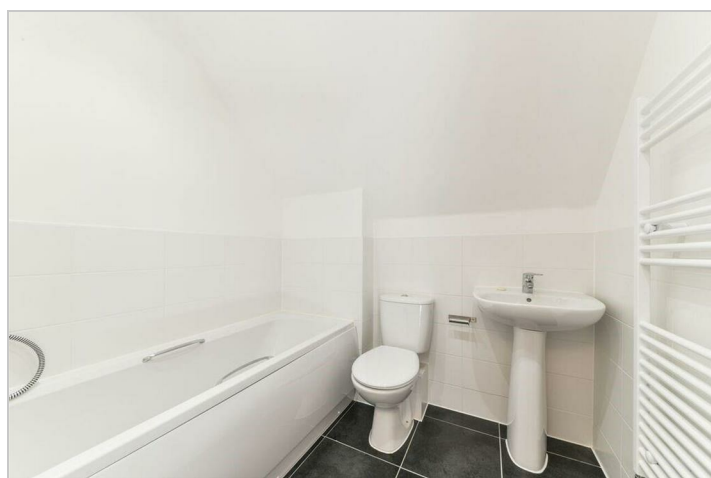
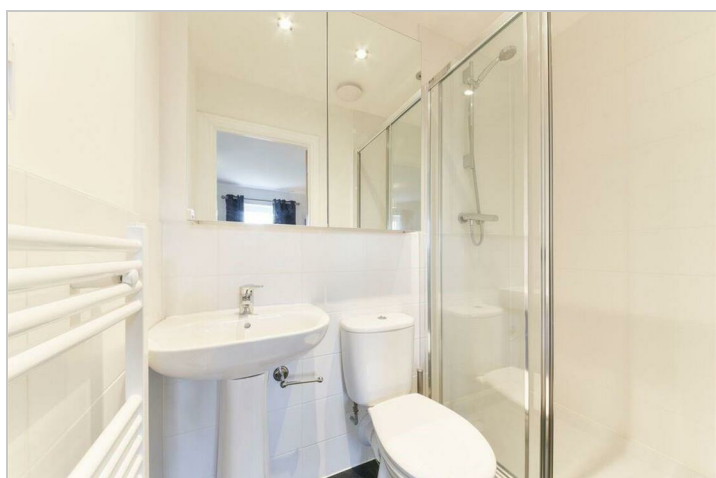
The front garden comprises a lawned area with footpath to the front door, together with block-paved off road parking for 2 cars leading up to the garage.

The sunny and southerly facing rear garden comprises an area of patio adjacent to the bi-fold doors of the lounge/dining room beyond which lawn is present. This fence enclosed space also benefits from a rear pedestrian gate providing access.

### **Tandridge District Council Tax Band F**

### **Notes**

NB: We have been advised by the seller that the Service Charge for the development is circa £250 per annum



Road Map



Hybrid Map



Terrain Map



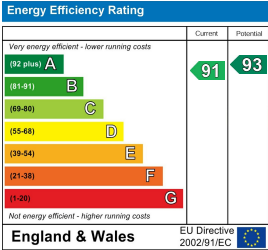
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.