

# Payne & Co.



**110 Mill Lane**  
Hurst Green RH8 9DD

**Freehold**

**£375,000**



# 110 Mill Lane

Hurst Green RH8 9DD

## £375,000



### 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 100m back from the T-junction that forms this end of the road.

### To Be Sold

Requiring comprehensive modernisation throughout and offered with NO CHAIN. Presenting an excellent opportunity for those wishing to put their own stamp on a property, further benefits include off road parking and long westerly facing rear garden.

### Front Door

Leading to;

### Hallway

Radiator, stairs to first floor, door to;

### Lounge/Dining Room

Front aspect double glazed sash windows, rear aspect double glazed patio doors, two fireplaces with integral shelving in chimney breast recesses on either side, two radiators, under stair cupboard (side aspect window, fuse board, gas and electricity meters), door to;

### Kitchen

Side aspect double glazed window and door (to rear garden), range of eye and base level units with work surfaces, sink with drainer and mixer tap, spaces for cooker, washing machine and fridge.

### First Floor Landing

Side aspect frosted window, loft hatch, doors to;

### Bathroom

Rear aspect double glazed frosted window, three piece white sanitary suite (comprising close coupled w.c, pedestal wash hand basin, bath with mixer tap and wall mounted shower attachment), airing cupboard (slatted shelves and hot water tank).

### Bedroom

Front aspect double glazed window, radiator, integral storage.

## Bedroom

Rear aspect double glazed window, radiator, integral storage.

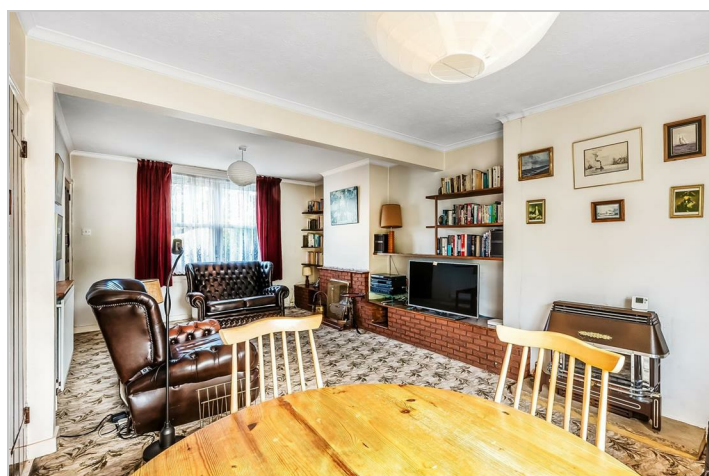
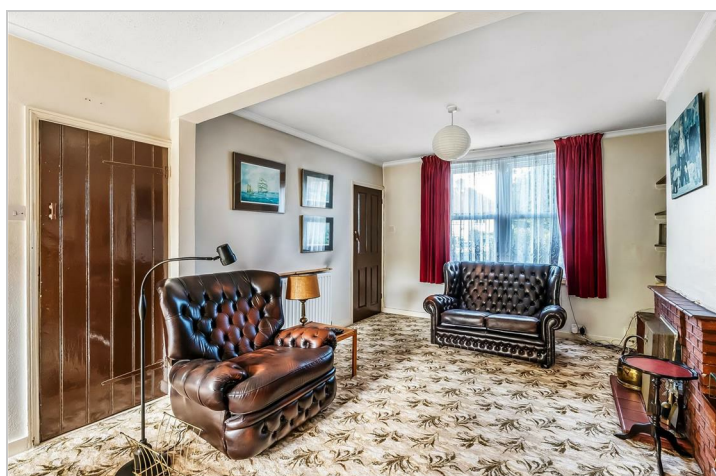
## Outside

Boasting a sunny westerly facing rear garden of around 30m, this spaces features a patio adjacent to the property, beyond which areas of lawn, shrub beds, greenhouse and garden shed can be found. Access into the rear garden is possible around the side of the property.

The front garden is mainly given over to off road parking.

Subject to gaining the necessary consents, this property could easily be extended by the construction of a single storey rear extension, as many of the neighbour property have completed.

## Tandridge District Council Tax Band D



Road Map



Hybrid Map



Terrain Map



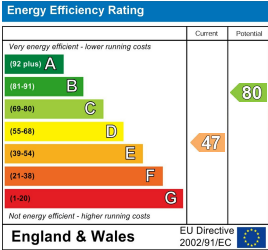
Floor Plan



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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