

# Payne & Co.



**44 Pollards Oak Road**

**Hurst Green Oxted RH8 0JL**

**Freehold**

**£375,000**



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## Situation

Located in a popular residential area within walking distance of Hurst Green mainline railway station and local shopping facilities. Junior schools are close to hand whilst Oxted town centre is approximately one mile away and offers 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

Approaching Oxted on the A25 from Godstone, continue to Limpsfield traffic lights and turn right into Wolfs Row. Continue for approximately half a mile and Pollards Oak Road will be found on your right hand side. Continue along Pollards Oak Road and the property will be found on your left.

## To Be Sold

A terrace house requiring general modernisation within comfortable walking distance of the mainline station. The property enjoys a good size garden and off road parking.

## Entrance Hall

Stairs to first floor.

## Living Room

Built-in storage cupboards, built-in storage cupboard under stairs.

## Kitchen

Single bowl, single drainer, stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, space for cooker, plumbing available for washing machine, recess for upright fridge freezer.

## Rear Lobby

Door to outside.

## Cloakroom

Low level w.c, wash hand basin.

## Stairs to First Floor Landing

Trap to loft.

## Bedroom One

Outlook over rear garden.

## Bedroom Two

Front aspect window, built-in wardrobe cupboard.

## Bedroom Three

Fitted airing cupboard housing hot water tank, outlook over rear garden.

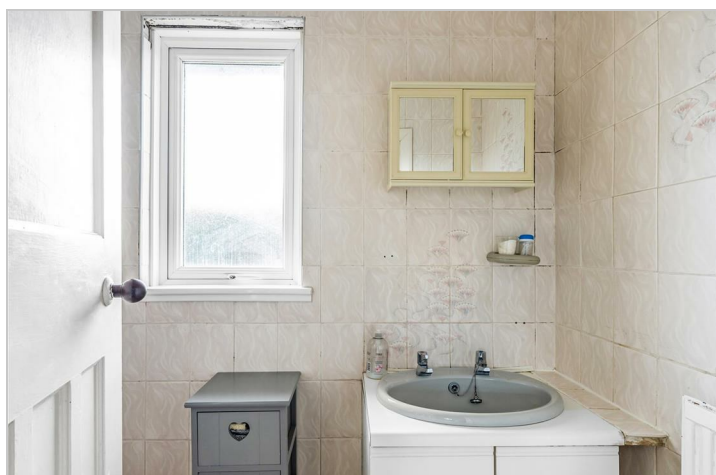
## **Bathroom**

Enclosed bath with electric shower above, vanity unit, tiled walls, low suite w.c.

## **Outside**

To the front of the property there is driveway parking for two vehicles. The rear garden is of good proportions with two large garden sheds and area of grass.

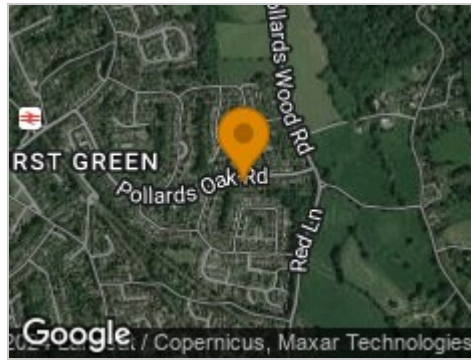
## **Tandridge District Council Tax Band C**



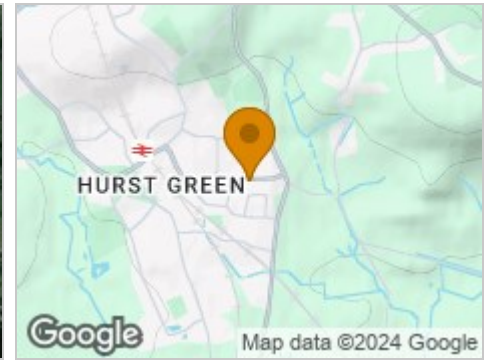
## Road Map



## Hybrid Map



## Terrain Map



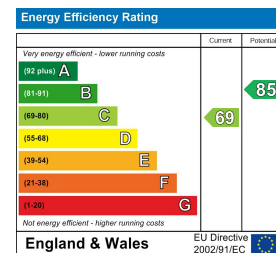
## Floor Plan



## 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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