

# Payne & Co.

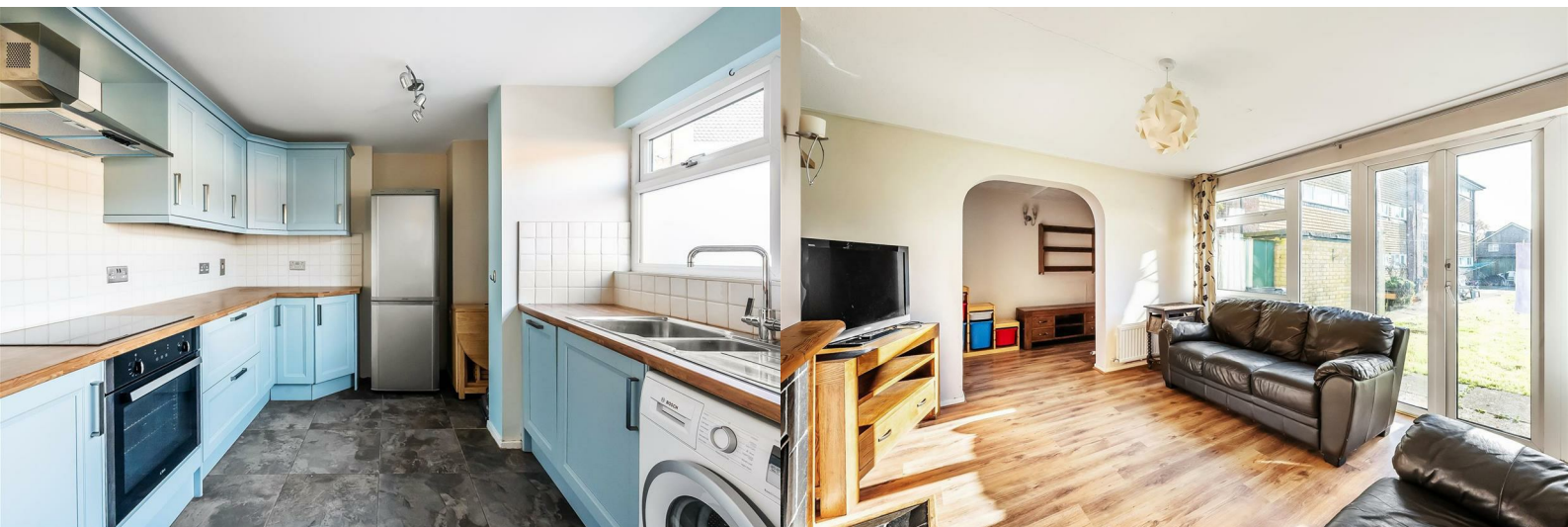


**206 Pollards Oak Road**

**Hurst Green Oxted RH8 0JP**

**Leasehold**

**£265,000**





# 206 Pollards Oak Road

Hurst Green Oxted RH8 OJP

**£265,000**



Located in a popular road within walking distance of Hurst Green railway station with service to East Croydon and London. Hurst Green offers limited shopping facilities, junior and middle schools. Oxted town centre is a short drive and offers a wider range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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.

For SaNav use RH8 OJP

## **To Be Sold**

A deceptively spacious split level maisonette being extremely well located for Hurst Green mainline station and schools. The property would be an ideal purchase for a First Time Buyer or investor buyer and is available to the market with no onward chain.

## **Entrance Hall**

Stairs to ground floor and first floor.

## **Kitchen/Breakfast Room**

One and a half bowl single drainer stainless steel sink unit, mixer tap, base drawers and cupboards, Bosch washing machine, integrated slimline dishwasher, Hotpoint 4 ring electric hob

with cookerhood above, integrated electric oven, space for upright fridge freezer, wall mounted Worcester gas fired central heating boiler.

## **Stairs to Ground Floor**

## **Living Room**

With fireplace (display purposes only), laminate wood flooring, double doors leading to communal garden, archway leading to dining area/study area.

## **Stairs to First Floor Landing**

Useful study area.

## **Bedroom One**

Outlook over communal garden.

## **Stairs to Top Floor**

Deep built-in storage cupboard.

## **Bedroom Two**

Built-in airing cupboard housing hot water tank.

## **Bathroom**

Enclosed bath with electric shower over, low suite w.c, pedestal wash basin, chrome heated ladder towel rail.

## **Outside**

Communal gardens laid mainly to lawn to the rear of the property.

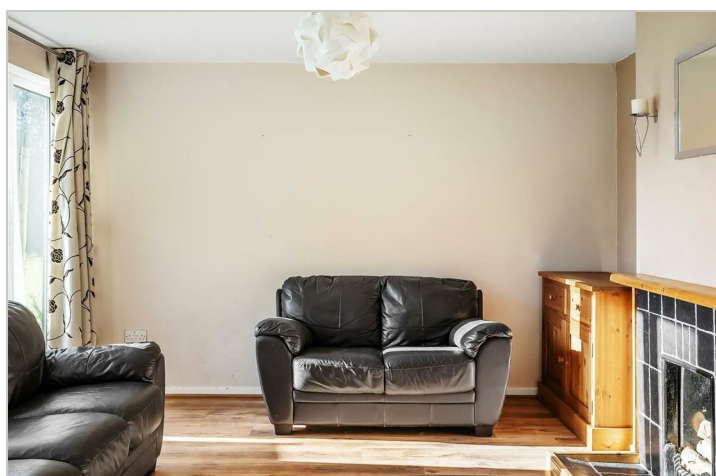
## **Note**

Ground Rent - £10PA

**Tel: 01883 712261**

Lease Details - 130 years from 1st October 1980  
- 86 years remaining  
Service Charge 2021/2022 - £625.37. 2022/2023  
- £827.05. Further detail available upon request.

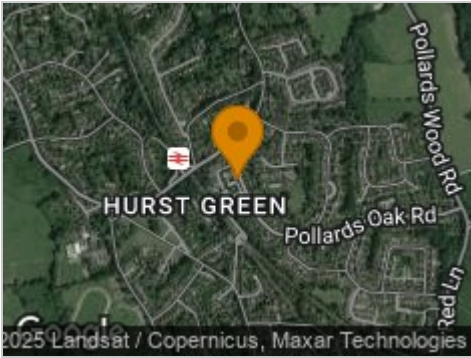
**Tandridge District Council Tax Band C**



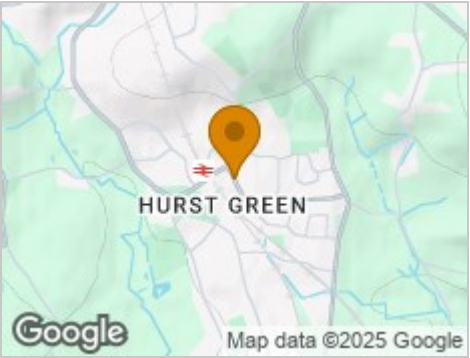
Road Map



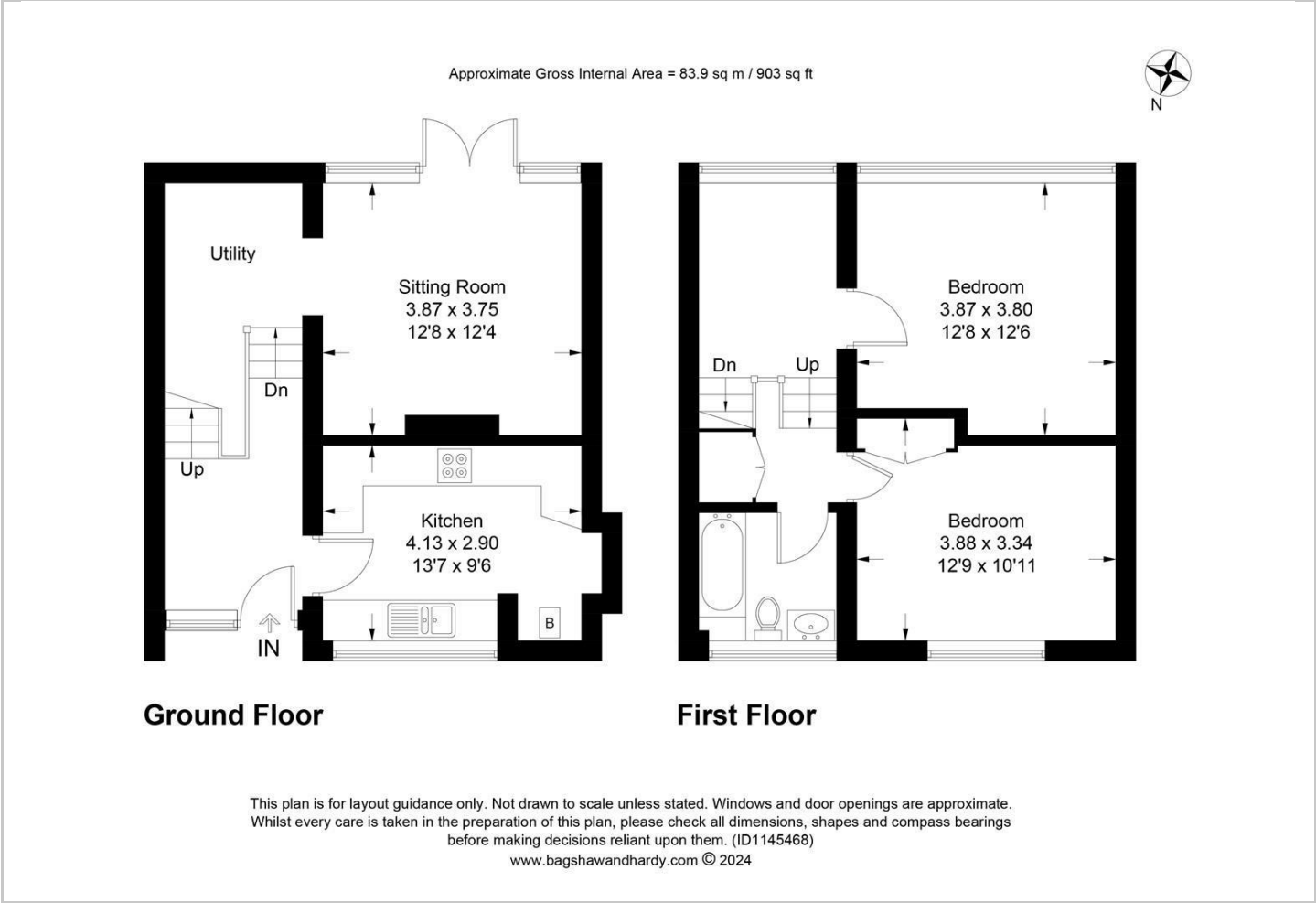
Hybrid Map



Terrain Map



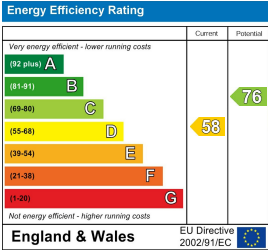
Floor Plan



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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