

# Payne & Co.



**16 Williams Road**

**Hurst Green RH8 9BF**

**Freehold**

**£660,000**



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## To Be Sold

Arranged over three floors and complete with a host of contemporary features including stunning newly refitted kitchen, garden office, sunny south-westerly facing rear garden, garage and off road parking for two cars. This family home is located in a small cul-de sac on a modern development near to Hurst Green commuter railway station (London 40 minutes).

## Front Door

Leading to;

## Hallway

Ceiling spotlights, radiator, wood effect flooring, stairs to first floor, doors to;

## Cloakroom

Front aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled WC, wash hand basin with mixer tap), heated towel rail, ceiling spotlights, extractor fan, tiled walls with integral mirror.

## Kitchen

Front aspect double glazed window, range of hi-gloss eye and base level units with feature integral lighting, white quartz work surfaces with matching breakfast bar, inset Villeroy & Boch sink with mixer tap, inset two ring induction hob with extractor over, integrated appliances of twin Neff ovens and dishwasher, Fisher & Paykel fridge freezer, ceiling spotlights, wood effect flooring, pendant lighting over breakfast bar, radiator, under-floor heating.

## Lounge/Dining Room

Rear aspect double glazed door and bi-folding doors, three roof lights (with integral blinds), ceiling spotlights, wood effect flooring, two radiators, under-floor heating, storage cupboard, electric remote-controlled blinds to the bifold doors.

## First Floor Landing

Ceiling spotlights, two radiators, wood effect flooring, study area with integral desk, doors to;

## Bedroom 4

Rear aspect double glazed window, radiator, integral storage.

## Bathroom

Ceiling spotlights, extractor, three piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment, close coupled WC with dual flush, wash hand basin with mixer tap and storage drawer), heated towel rail, ceramic tiled flooring, tiled walls with two integral mirrors.

## Bedroom 2

Front aspect double glazed picture window, radiator, wood effect flooring, full width desk (for two persons) with drawers, integral storage, electric remote-controlled blinds. (NB Currently used as a second reception)

## Bedroom 3

Rear aspect double glazed window, radiator, wood effect flooring, integral storage, door to;

## En-Suite

Front aspect frosted double glazed window, three piece white sanitary suite (comprising large shower enclosure with integrated controls, close coupled WC with dual flush, wash hand basin with mixer tap and storage drawer), heated towel rail, ceramic tiled flooring, tiled walls with integral mirror, ceiling spotlights, extractor fan.

## Second Floor Landing

Radiator, ceiling spotlights, door to;

## Principal Bedroom

Front aspect double glazed patio doors (to spacious balcony), radiator, wood effect flooring, integral storage, airing cupboard (hot water tank and slatted shelves), opening into;

## Dressing Room

Rear aspect double glazed window, wood effect flooring, integral storage, space for dressing table, door to;

## En-Suite

Ceiling spotlights, extractor fan, three piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, close coupled WC, shower enclosure with integrated controls), heated towel rail, ceramic tiled flooring, tiled walls with integral mirror.

## Outside

The thoughtfully planned and sunny south-westerly facing rear

Tel: 01883 712261



garden is the perfect space for quiet relaxation and entertaining alike. The space is a low maintenance arrangement comprising a large cream-coloured travertine tiled patio (served directly from the bifolding doors of the lounge/dining room), matching paths to both a raised decked seating and a garden room (complete with double glazing and electric heating). Two small artificial grassed areas complete the set up. There is a rear pedestrian door to the garage together with access around the side of the property via side garden.

The front garden is mainly given over to block paved off road parking for two cars leading up to the garage.

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

#### **Garage**

With up-and-over door, light and power. Fitted with vinyl flooring and complete with integrated appliances of washing machine and fridge/freezer. Newly fitted wall mounted 'Ideal' boiler.

#### **Notes**

NB:

- 1) There is a service charge for the development which is circa £260 per annum for 2025.
- 2) In respect of broadband, there is fibre to the property.

#### **Situation**

The property is located in a popular residential road, close to several local shops and around 1.5 miles from Oxted town centre, its mainline station, wide variety of boutique shops,

supermarkets, leisure pool complex, cinema and library. 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 including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).. For the M25 commuter, access at nearby 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: RH8 9BF. Upon entering Williams Road take the right hand turn after around 60m and the property will be found on the right hand side after around 35m.



## Road Map



## Hybrid Map



## Terrain Map



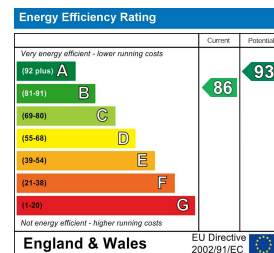
## Floor Plan



## 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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