

# Payne & Co.

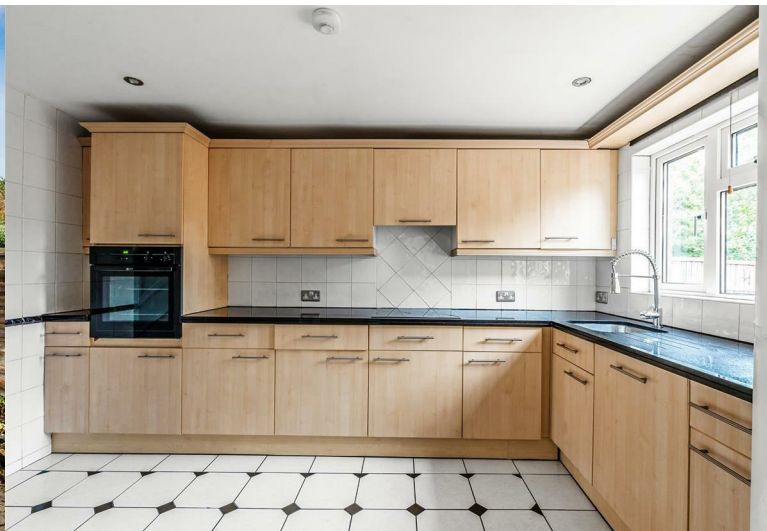


**100 Wolfs Wood**

**Hurst Green RH8 0HJ**

**Freehold**

**£475,000**





# 100 Wolfs Wood

Hurst Green RH8 0HJ

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## Situation

Located in this popular residential area within walking distance of Hurst Green railway station with local shopping facilities. Local junior schools are close at hand whilst Oxted town centre (approximately one mile distant) offers a wider 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

For SatNav use: RH8 0HJ

## To Be Sold

NO CHAIN. A family home benefitting from sunny south westerly facing rear garden and generous amount of off road parking. The loft has been connected to one of the bedrooms with a fixed staircase creating a more useable loft space.

## Front Door

Leading to;

## Hallway

Wooden flooring, radiator, stairs to first floor, doors to;

## Lounge/Dining Room

Front aspect double glazed window, rear aspect double glazed French doors, wooden flooring, two radiators.

## Kitchen

Rear aspect double glazed window, range of eye and base level units, black granite work surfaces with inset four ring electric hob and inset sink with mixer tap, integrated appliances of dishwasher, oven, American style fridge/freezer, door to larder cupboard, low level door to understair cupboard (restricted height, gas and electricity meters).

## Office

Front aspect double glazed door and window, door to boiler cupboard (containing Worcester boiler), door to rear garden, two radiators, wood effect flooring, door to;

## Utility Room

Ceiling spotlights, granite effect work surfaces, range of eye and base level units, inset stainless steel sink with drainer and mixer tap, wood effect flooring, close coupled WC, radiator, space and plumbing for washing machine and tumble dryer, extractor fan.

Tel: 01883 712261

### **First Floor Landing**

Side aspect double glazed window, doors to;

### **Family Bathroom**

Two rear aspect double glazed frosted windows, four piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment, shower enclosure with integrated Aqualisa controls, wash hand basin with mixer tap, close coupled WC with button flush), integral storage, ceiling spotlights, chrome heated towel rail, tiled walls, vinyl flooring.

### **Bedroom**

Rear aspect double glazed window, radiator, wooden flooring.

### **Bedroom**

Front aspect double glazed window, radiator, wooden flooring.

### **Bedroom**

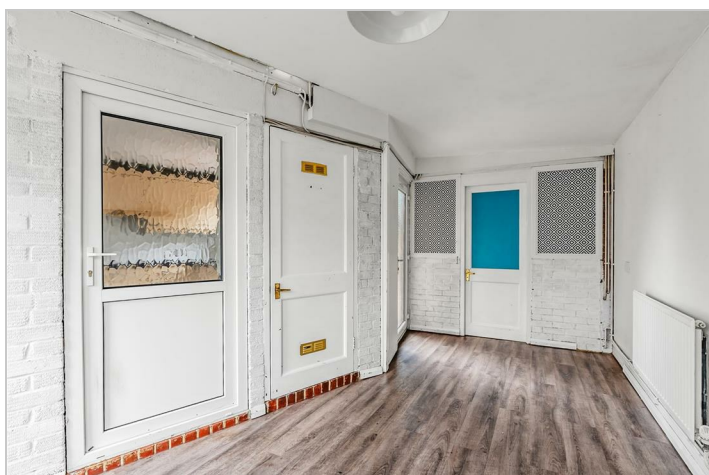
Front aspect double glazed window, two radiators, fixed staircase to loft storage (carpeted with roof light and further storage in eaves).

### **Outside**

To the front of the property there is block-paved as well as concrete hardstanding providing off road parking for 3 to 4 cars (depending on size).

The sunny south-westerly facing rear garden benefits from a good sized patio leading directly from the rear of the property, beyond which an area of lawn can be found. At the far end of the garden a wooden shed is located. The rear section of what was originally a garage provides additional storage.

### **Tandridge District Council Tax Band D**



Road Map



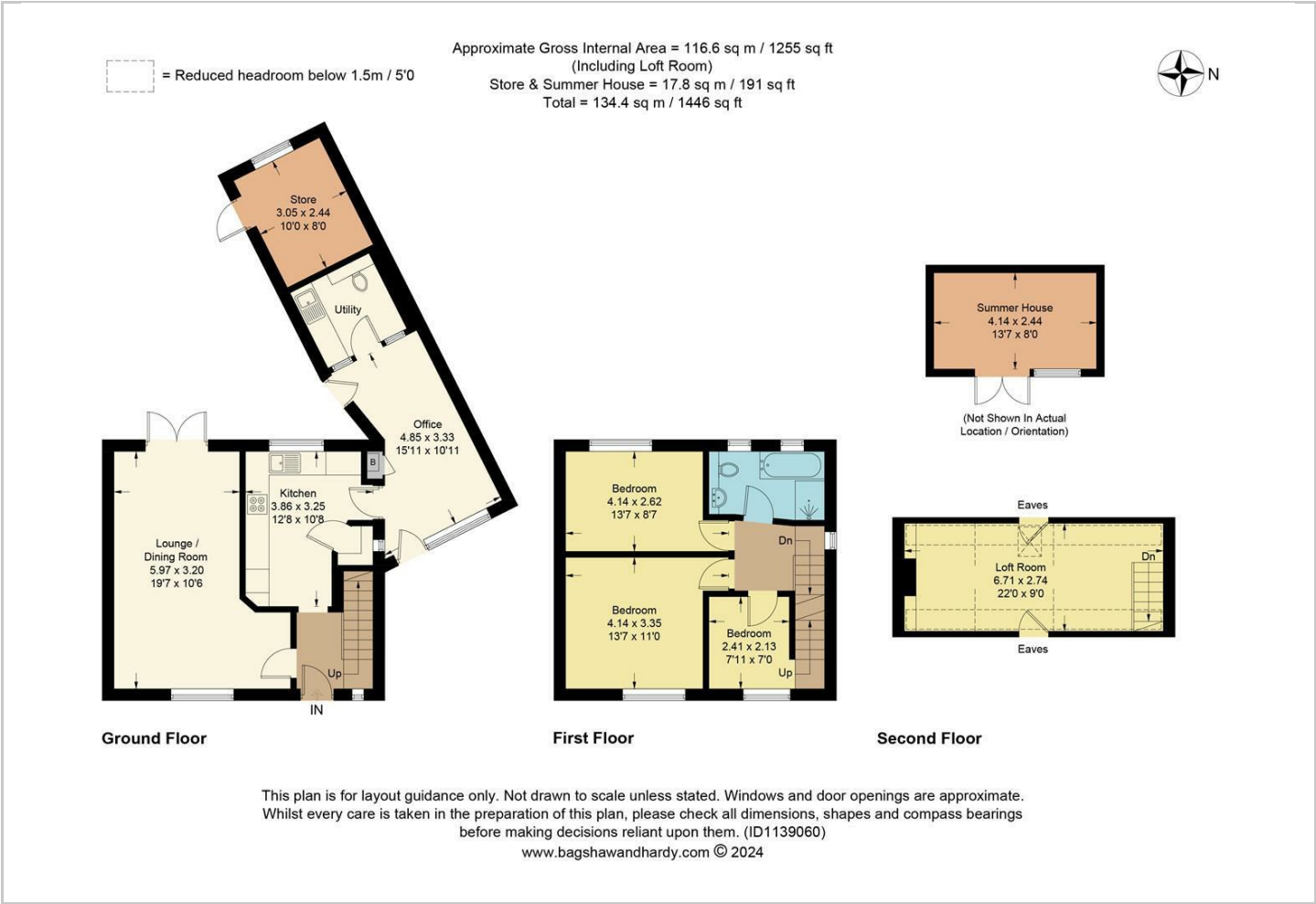
Hybrid Map



Terrain Map



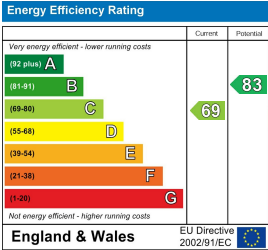
Floor Plan



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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