

# Payne & Co.

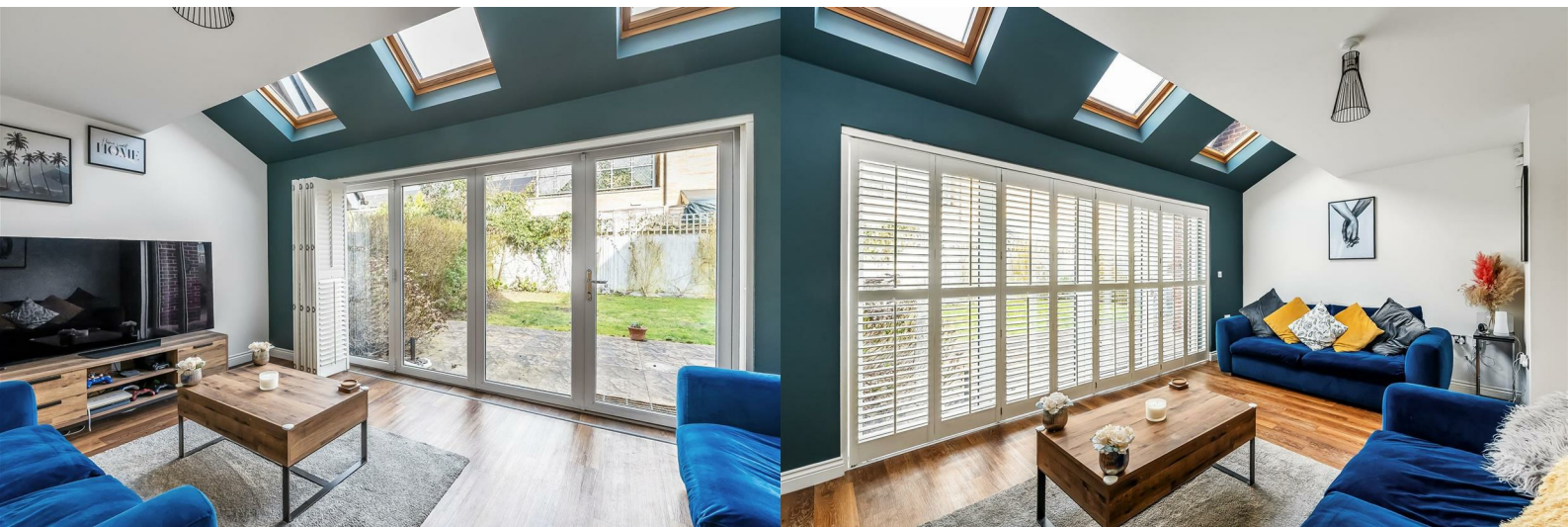


**4 Williams Road**

**Freehold**

**Hurst Green Oxted RH8 9BF**

**£575,000**



# 4 Williams Road

## Hurst Green Oxted RH8 9BF

### £575,000



#### **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 the property is found on the left hand side after 50m.

#### **To Be Sold**

Offered with no chain. A well presented link detached house with benefits including two ensuite shower rooms, garage and two balconies. The property is situated 1km (2/3 mile) from Hurst Green commuter railway station from where frequent London bound trains take around 40 minutes.

#### **Front Door Leading to:**

##### **Entrance Hall**

Karndean wood effect flooring, radiator, cloaks cupboard, door to under stair cupboard (fuse board, electricity meter), doors to;

##### **Cloakroom**

Two piece white sanitary suite comprising; close coupled

w.c with dual flush, wash hand basin with mixer tap and storage below, Karndean wood effect flooring, chrome heated towel rail, extractor.

##### **Kitchen/Diner**

Front aspect double glazed bi-fold doors, Karndean wood effect flooring, range of eye and base level units, wood effect work surfaces with matching upstands, inset stainless steel four ring gas hob with matching twin ovens below and extractor over, inset stainless steel one and a half bowl sink with drainer and mixer tap, space for washing machine, integrated appliances of dishwasher, fridge and freezer, ceiling spotlights (in kitchen area only), radiator.

##### **Sitting Room**

Rear aspect double glazed bi-fold doors, two radiators, Karndean wood effect flooring, three double glazed roof lights.

##### **First Floor Landing**

Side aspect double glazed window, radiator, door to airing cupboard (hot water tank and slatted shelf), doors to;

##### **Family Bathroom**

Rear aspect frosted double glazed window, three piece white sanitary suite comprising; close coupled w.c with dual flush, wash hand basin with mixer tap, bath with mixer tap and wall mounted hand held shower attachment, contemporary style wall tiling (in part), mirror wall, ceiling spotlights, extractor, chrome heated towel rail, tiled flooring.

##### **Bedroom**

Rear aspect double glazed window, radiator.

### Bedroom

Front aspect double glazed sliding door (to cover balcony), radiator, fitted wardrobes (shelves and hanging rails), door to;

### En-Suite Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite comprising; close coupled w.c with dual flush, wash hand basin with mixer tap, shower enclosure with integrated controls, contemporary wall tiling (in part), ceiling spotlights, chrome heated towel rail, ceramic tiled flooring.

### Second Floor Landing

Radiator, doors to;

### Master Bedroom

Front aspect double glazed door (to covered balcony), radiator, door to;

### En-Suite Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite comprising; close coupled w.c with dual flush, wash hand basin with mixer tap, shower enclosure with integrated controls, contemporary wall tiling (in part), ceiling spotlights, chrome heated towel rail, ceramic tiled flooring.

### Bedroom

Rear aspect double glazed window, radiator, fitted wardrobes (slatted shelves and hanging rails), door to walk-in cupboard, loft hatch.

### Outside

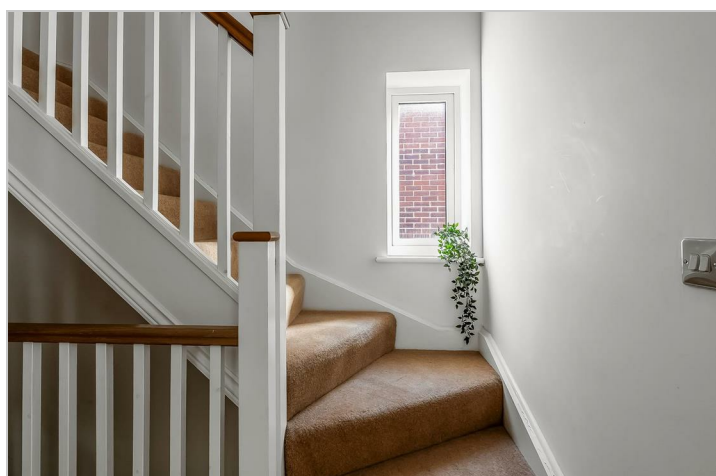
To the front of the property provides off road parking for one vehicle directly in front of the garage. The garage has an up and over door together with light and power and storage space within the loft attic area. The rear garden comprises a patio adjacent to the rear elevation of the property beyond which a lawn is found, several shrub beds exist around the fenced boundaries. The rear garden has rear access via a gate.

### Notes

NB: We have been advised by the seller that the Service Charge for the development is £260.21 for the year 2025.

NB: The property has solar panels

### Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



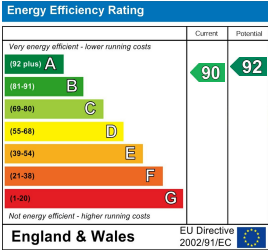
Floor Plan



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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