

Payne & Co.



47 Paddock Way

Hurst Green Oxted RH8 0LG

Freehold

£660,000



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Situation

Located in a particularly sought after no through road within a few minutes walk of Hurst Green railway station with regular service to East Croydon and London. Oxted town centre is approximately two miles 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

From Oxted turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue until reaching Hurst Green and turn left at the mini roundabout. Having passed the railway station, take the first turning on the left and then immediately left again into Paddock Way. The property will be found on the left hand side.

To Be Sold

A rarely available 3 bedroom detached bungalow situated in a sought after cul de sac, now requiring general modernisation and improvement. The property enjoys ample

driveway parking, a large tandem garage, a secluded and mature garden and there is no onward chain.

Spacious Hallway

Built-in cloaks cupboard, fitted storage cupboard, double doors leading to;

Living Room 'L' Shaped

Fireplace with stone surround (display purposes only), double doors to;

Sun Room

Outlook over rear garden, door to outside.

Kitchen

Dated units comprising one and a half bowl sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, Hotpoint 4 ring gas hob with cooker hood over, plumbing available for washing machine, integrated Bosch oven, tiled flooring, door to rear garden.

Bedroom One

Range of fitted wardrobe cupboards, outlook over front garden.

Bedroom Two

Outlook over rear garden, door to garage.

Bedroom Three

Outlook over front garden.

Bathroom

White suite of enclosed bath with Triton electric shower above, vanity unit, low suite w.c, built-in linen cupboard and wall mounted Valliant gas fired central heating boiler.

Loft Area

This is a large area and is predominantly boarded. It offers great potential to convert into additional living accommodation (STPP).

Outside

The the front of the property there is a crazy paved driveway, leading to large TANDEM GARAGE with electric up and over door. There are various useful workbenches to the rear of the garage as well as a door that leads directly to the rear garden. From here there is a paved patio with steps leading to a gently sloping lawn with an abundance of mature shrubs and trees. At the far end of the garden there are two large garden sheds which are slightly secluded from the main garden.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



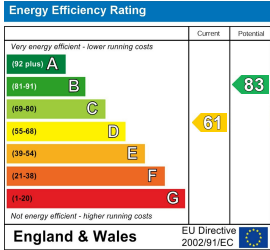
Floor Plan



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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