



14 Hurstlands

Freehold

Hurst Green Oxted RH8 OHG

£575,000



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Situation

Located in a popular residential area close to Hurst Green commuter railway station and local shops. Hurst Green has two junior schools and closeby is Oxted town centre offering 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. 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

Approaching Oxted on the A25 from Godstone, proceed to the traffic lights with Morrisons Supermarket entrance on the left. Continue through the traffic lights on the A25 passing under the railway viaduct and after a short distance turn right into Rockfield Road. Proceed to the far end of Rockfield Road with the junction with Wolfs Hill. Turn right which eventually turns into Hurstlands and number 14 will be found on the right hand side.

To Be Sold

Occupying a favoured position within a 2 minute walk of Hurst Green commuter railway station (London 40 minutes), is this 3 bedroom semi detached home which now requires

modernisation and improvement to bring it up to today's expected standards. The current vendors have had the property partially rewired and have also recently gained planning permission to carry out a 2 storey extension under planning reference 2023/625. This provides an opportunity for a purchaser to individualise their home to their own family needs. Briefly the consent includes to make an open plan kitchen / family / dining room with adjacent utility room and wet room. On the first floor, there will be a master suite of large double bedroom with en suite shower room and walk in wardrobe, two double bedrooms, study and family bathroom. The property also offers fabulous potential to extend and further benefits include attractive and good size rear garden, off road parking and garage.

Accommodation

3 Bedrooms
First Floor Bathroom
Entrance Hall
Cloakroom
Lounge/Dining Room
Playroom
Kitchen

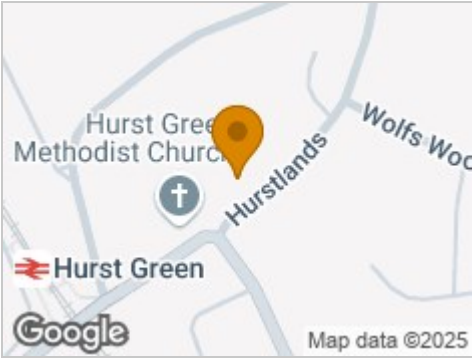
Outside - garden to the front with ample driveway parking, single garage. An attractively laid rear garden, various garden sheds.

Tandridge District Council Tax Band E

Tel: 01883 712261



Road Map



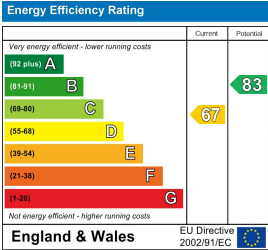
Floor Plan



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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