

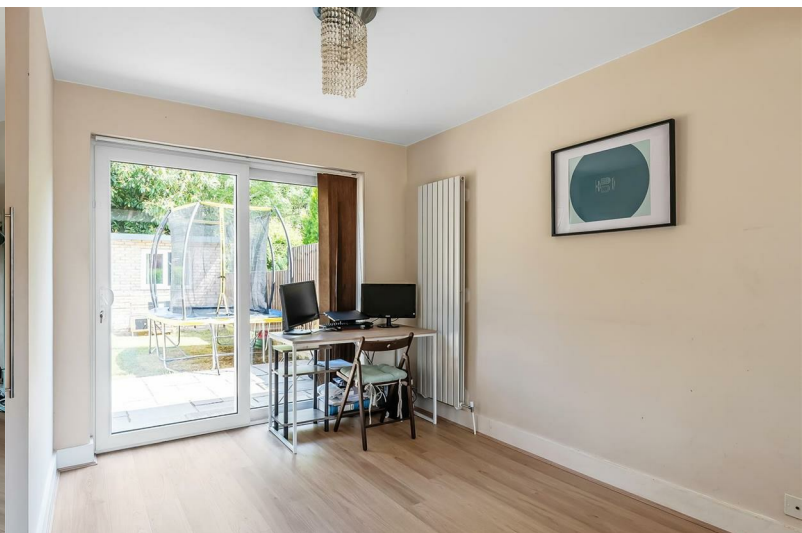


57 Home Park

Hurst Green RH8 0JS

Freehold

£450,000



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Situation

Located in a popular residential address convenient for Hurst Green railway station with regular services to East Croydon and London. Within Hurst Green there is both an infant and a junior school. 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 the traffic lights on A25 at Limpsfield proceed in a southerly direction, Wolfs Row. Continue to the brow of Pollards Hill and take the right hand turning Wolfs Hill. Proceed to the bottom of the hill and take the left hand turning into Home Park, bearing right and follow the road around to the left. No. 57 is found on the right hand side.

To Be Sold

A very well presented family home situated in a quiet no through road with further benefits

including off road parking, brick-built outbuilding (complete with separate cloakroom) that would make an ideal gym, home office or hobby space. Garage in a nearby block.

Front Door

Leading to;

Hallway

Radiator, wood effect flooring, coat cupboard (gas and electricity meters and fuse board), stairs to first floor, doors to;

Lounge/Dining Room

Front aspect double glazed picture window and rear aspect double glazed patio doors (to rear garden), understair storage, further storage (shelved), wood effect flooring, two radiators, sliding door to;

Kitchen

Rear aspect double glazed window, range of eye and base level storage units, black granite effect work surfaces with matching breakfast bar, inset four ring electric hob with extractor over and oven below, inset stainless steel one and a half bowl sink with drainer and mixer tap, spaces for washer dryer, dishwasher and tall fridge freezer, wood effect flooring.

First Floor Landing

Loft hatch, doors to;

Tel: 01883 712261

Family Bathroom

Rear aspect frosted double glazed window, four piece white sanitary suite (comprising pedestal wash hand basin, close coupled WC with dual flush, bath with mixer tap and hand held shower attachment, shower enclosure with integrated controls), ceiling spotlights, extractor fan, heated towel rail, Travertine tiled flooring and part tiled walls also in Travertine.

Bedroom

Front aspect double glazed window, radiator, over stair storage cupboard (includes wall mounted Worcester boiler).

Bedroom

Front aspect double glazed window, radiator, fitted storage of wardrobes.

Bedroom

Rear aspect double glazed window, radiator, integral storage (shelf and hanging rail).

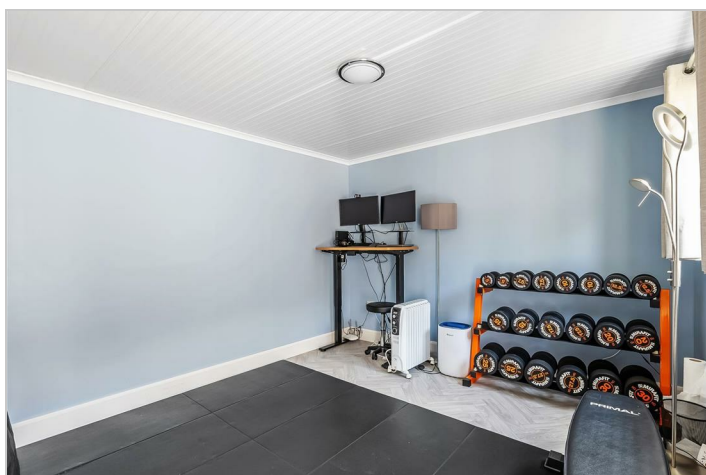
Outside

The front garden is finished with an attractive resin bonded gravel surface providing off road parking for two cars. There is a pedestrian alleyway providing access to the rear garden.

The rear garden comprises an attractive patio adjacent to the rear elevation of the property, beyond which is an area of lawn together with matching footpath leading down to the brick built outbuilding. This outbuilding, which we understand to be of traditional construction, comprises a good sized main space together with adjacent store and cloakroom (complete with WC and wash hand basin).

Garage in a nearby block.

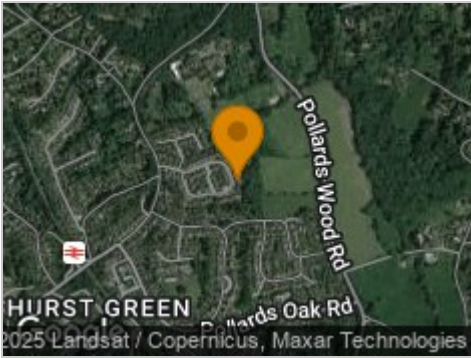
Tandridge District Council Tax Band D



Road Map



Hybrid Map



Terrain Map



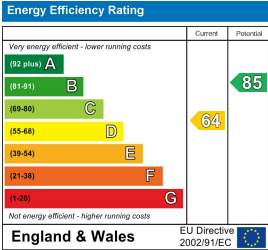
Floor Plan



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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