

Payne & Co.



36 The Greenway

Hurst Green RH8 0JZ

Freehold

£395,000



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Situation

Located in a residential area close to open countryside with pleasant rural walks. Hurst Green offers a mainline commuter railway station with frequent services to London (circa 40 mins). Within Hurst Green there are limited shopping facilities and primary school. Oxted town centre is a short drive away, offering a wider range of shopping facilities together with leisure pool complex, cinema, library and railway station. Both private and state junior schools together with Oxted School are present within the area. 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 0JZ.

On entering The Greenway follow the road as it bears around to the left and take the first right hand turn after around 60m. No. 36 is the last house on the right hand side after around 25m.

To Be Sold

Occupying a favoured position at the end of a side road, this family home has a host of desirable features including fabulous kitchen / diner, modern bathroom suite, conservatory opening up onto a sunny west facing rear garden and off road parking.

Front Door

Leading to;

Hallway

Coat cupboard (fuse board and electricity meter), door to;

Kitchen / Diner

Front aspect double glazed window, range of eye and base level storage units, wood effect work surfaces with inset 4 ring Bosch gas hob with extractor over and Bosch oven below, inset stainless steel one and a half bowl sink with drainer and mixer tap, integrated appliance of Bosch dishwasher, space and plumbing for washing machine and tall fridge freezer, radiator, space for table and 4 chairs, wood effect flooring.

Sitting Room

Rear aspect double glazed window, radiator, fitted storage of shelving and high level cupboards, double doors to;

Conservatory

Double glazed windows on three sides (including French doors), over a brick plinth, wood effect flooring, light and power points.

First Floor Landing

Side aspect double glazed window, loft hatch, airing cupboard (Worcester boiler, shelved), doors to;

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Family Bathroom

Front and side aspect frosted double glazed windows, three piece white sanitary suite (comprising close coupled WC with dual flush, pedestal wash hand basin with mixer tap, bath with mixer tap and integrated shower over), chrome heated towel rail, radiator, ceramic tiled flooring, ceiling spotlights, extractor fan.

Bedroom

Front aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator.

Outside

The front garden is finished with an attractive cream coloured gravel together with paved approach to the front door. To the left hand side there is a small lawned area.

The sunny west facing rear garden features a good sized patio served from the conservatory, beyond which the remainder is given over to lawn together with a path leading to a brick built store and rear access gate. A timber built store is found immediately to the side of the property, complete with light and power, and can be accessed from the front gardens

Non-allocated off road parking is available in the small car park area that exists next door to the property. This car park is only used by those few properties located off this part of The Greenway.

Tandridge District Council Tax Band C



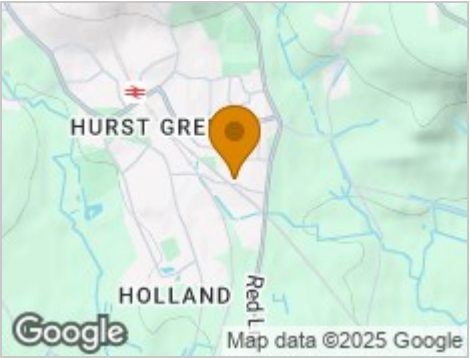
Road Map



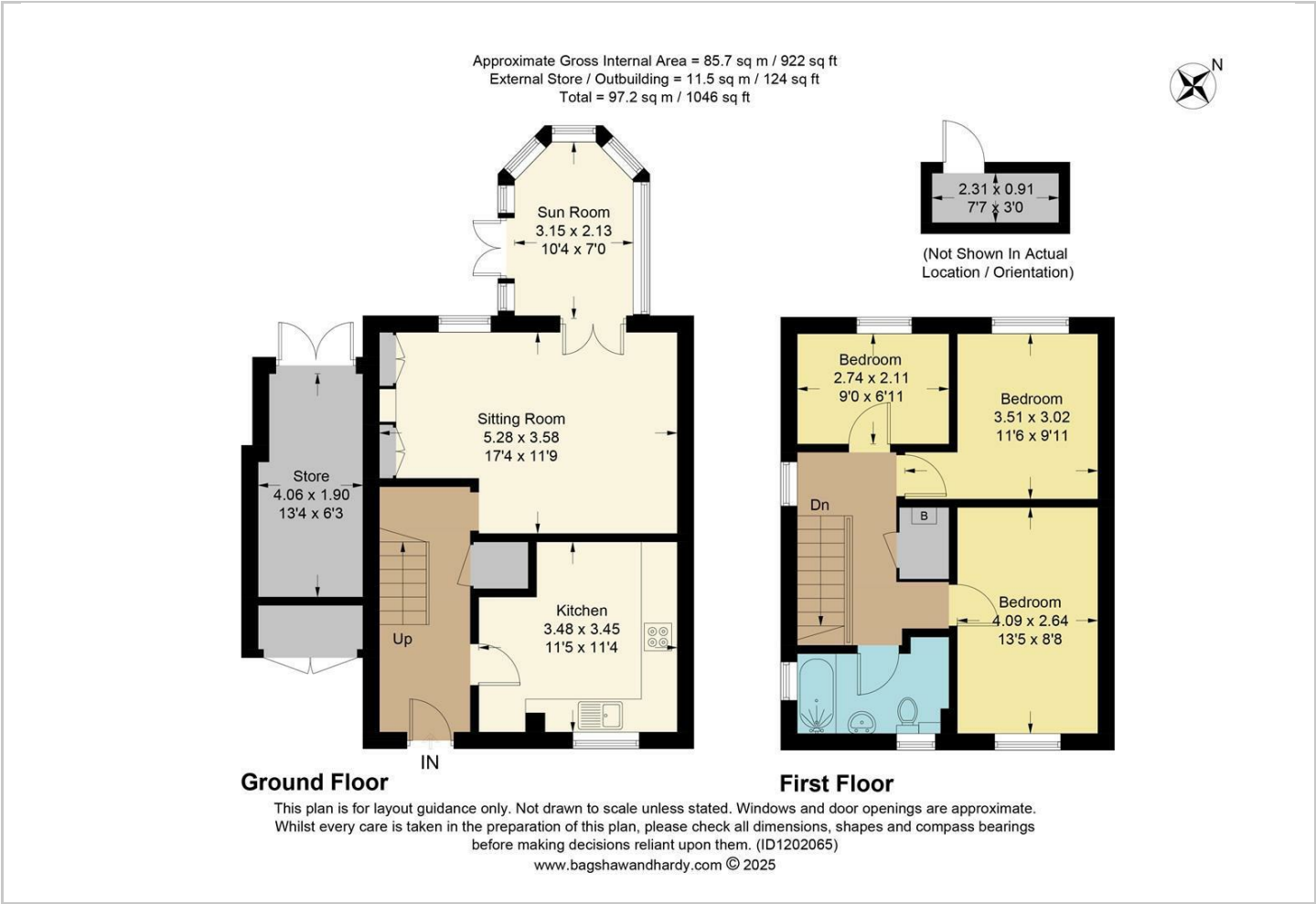
Hybrid Map



Terrain Map



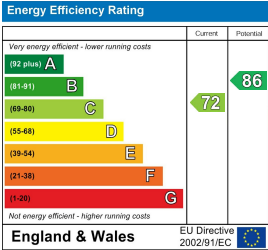
Floor Plan



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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