

Payne & Co.

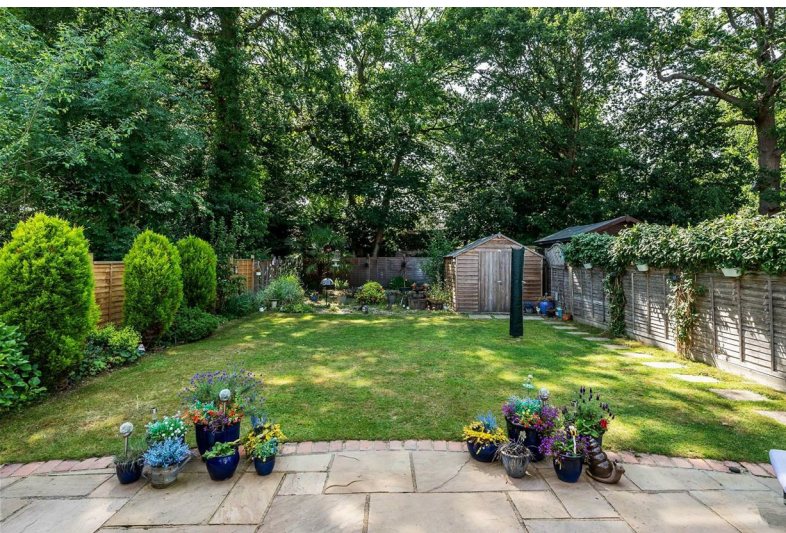


91 Hazelwood Road

Hurst Green Oxted RH8 0JA

Freehold

£585,000



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Situation

Located in a residential road and within walking distance of junior school, local shops and post office. Also within walking distance is Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive and offers a wide range of shopping facilities together with leisure pool complex, cinema and library. 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 proceed in an easterly direction on the A25 and turn right at the Limpsfield traffic lights into Wolfs Row. Continue down Pollards Hill and at the bottom turn right into Boulthurst Way. Take the first turning on the left and the property will be found on the right hand side.

To Be Sold

An extremely well presented family home, offering scope to extend (STPP), with ample driveway parking, large garden and a short walk to Hurst Green mainline station (London Victoria 35 minutes).

Entrance Hall

Laminate flooring.

Cloakroom

Low suite wc, corner wash hand basin, tiled flooring.

Open Plan Kitchen/Dining Room

Single bowl single drainer sink unit with mixer tap, base drawers and cupboards, carousel unit, integrated dishwasher, oven and microwave over, range of matching wall mounted cupboards, inset four ring Bosch electric hob, natural opening to;

Dining Area - laminate flooring storage under stairs, stairs to first floor.

Door to utility room (Former Garage)

Front opening doors, plumbing available for washing machine and is also a useful storage area. used for storage.

Office

Laminate flooring, door leading to rear garden.

Lounge

Attractive fitted log burner, laminate flooring, door leading to rear garden.

Stairs to First Floor

Spacious landing with trap to loft.

Bedroom One

Outlook over rear garden, built-in double wardrobe cupboard.

Tel: 01883 712261

Bedroom Two

Laminate flooring, built-in double wardrobe cupboard.

Bedroom Three

Laminate flooring, outlook over rear garden.

Bathroom

Modern white suite of enclosed bath with separate shower above, vanity unit, low suite w.c, chrome heated towel rail and tiled walls.

Outside

Brick paved driveway providing parking for a number of vehicles. The rear garden is of good proportions enjoying full width paved patio leading to a level area of lawn, attractive rockery to the far end and adjacent large garden shed. The rear garden is fully enclosed with fencing.

Tandridge District Council Tax Band E



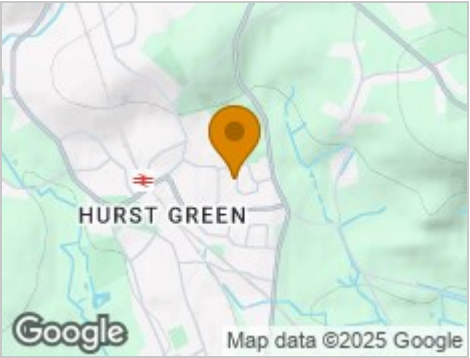
Road Map



Hybrid Map



Terrain Map



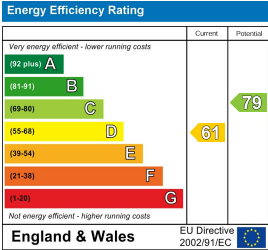
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.