

Payne & Co.



125 Hurst Green Road

Hurst Green RH8 9AP

Freehold

£620,000



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Situation

Located in a pleasant residential area just off the village green and within comfortable walking distance of local shops, junior schools and Hurst Green railway station; this offers regular commuter service to Croydon and London. Oxted town centre offering a wider range of facilities is approximately one-and-a-half miles and access to the M25 motorway (junction 6) is about five miles.

Location/Directions

From Oxted turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue until reaching Hurst Green and having crossed the green the property will be found on the left hand side.

To Be Sold

A most attractive Victorian semi detached home offering deceptively spacious accommodation which is 'open plan' to the rear and opens up to the rear garden. There is useful off road parking (with potential to create more) and the gardens are beautifully presented, being predominantly on three sides of the property.

Entrance Vestibule

Quarry tiled floor, stairs to first floor.

Sitting Room

A bright double aspect room with ornate style fireplace, large bay window to front, low level fitted cupboard with shelves over.

Dining Room

Natural wood flooring, low level fitted cupboard, ornate style fireplace, side aspect window, deep storage cupboard under stairs, archway to;

Kitchen/Family Room

Solid timber units comprising Butler sink, base drawers and cupboards, plumbing available for washing machine and dishwasher, space for tumbler dryer, space for cooker range, recess for fridge/freezer, tiled flooring, attractive outlook over rear garden.

Opening to Family Room - with low level fitted shelves, double aspect French doors leading to rear garden.

Stairs to First Floor Landing

Deep storage cupboard.

Family Bathroom

Rear aspect sash window, white suite of enclosed bath with mixer tap and hand held shower, pedestal wash hand basin, w.c, part tiled walls.

Bedroom Two

Two sliding sash windows, wardrobe recess.

Bedroom Three

Rear aspect window.

Stairs to Second Floor Landing

Eaves storage cupboard.

Bedroom One

Eaves storage cupboards, fitted wardrobe and shelves.

En-Suite Shower Room

Enclosed shower cubicle, low suite w.c, eaves storage cupboard, vanity unit.

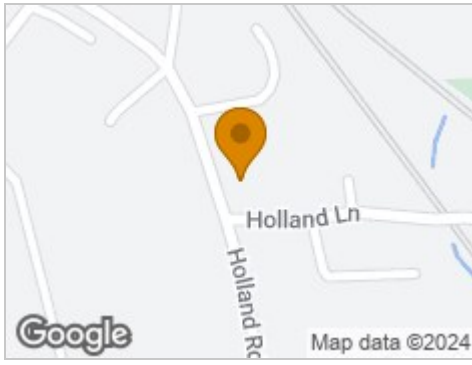
Outside

There is off road parking to the front of the property although there is certainly potential to create an additional space if required. The garden, which is predominantly on three sides of the property, enjoys an abundance of maturing flower and shrub borders which provide a good degree of seclusion from neighbouring properties. In the rear garden there is a raised patio / entertaining area which overlooks a level of lawn and borders beyond.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



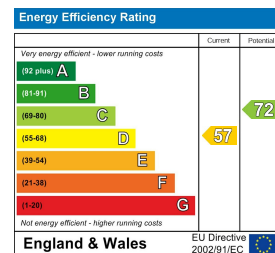
Floor Plan



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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