



The Hollies, RH8  
£850,000



An attractive detached family home, set in pretty gardens and located in a semi-rural position bordering open countryside. Charming garden with large driveway serving a double garage and ample parking. Less than 1 mile to Hurst Green mainline railway station.



## GROUND FLOOR

From entering the property into the spacious hallway, the living room to your left with windows facing the front, a study to your left and separate cloakroom. Leading to the back of the property the spacious open plan modern kitchen with modern appliances including a range cooker, the dining area and conservatory providing additional living space providing access to the south facing garden.

## FIRST FLOOR

The central landing leads to the master bedroom with built in wardrobes and en-suite shower, second bedroom with built-in wardrobes and an en-suite bathroom, two further double bedrooms, a separate family bathroom, and an airing cupboard.

## OUTSIDE

Driveway, garage, small front garden, and rear south facing rear garden. Parking for several cars – Security lighting. Up & Over doors to double garage. Access to the rear garden through conservatory French doors and separate side access in the kitchen.

# At a glance

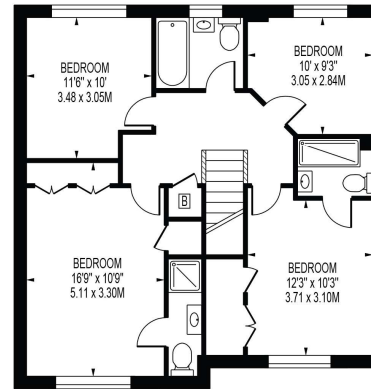
- Four Double Bedrooms
- Double Garage & Parking
- Well Presented Throughout
- South Facing Garden
- Superfast Broadband Available
- 0.9 Miles to Hurst Green Train Station
- Annual Service Charge approx. £300
- EPC Rating C
- Council Tax Band G

## THE HOLLIES

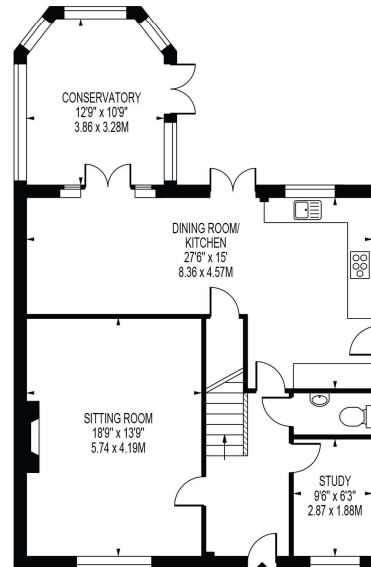
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1660 SQ FT - 154.22 SQ M

(EXCLUDING GARAGE)

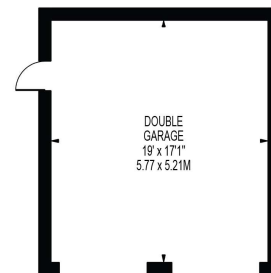
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 324 SQ FT - 30.06 SQ M



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Intrigued?

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