

# Payne & Co.

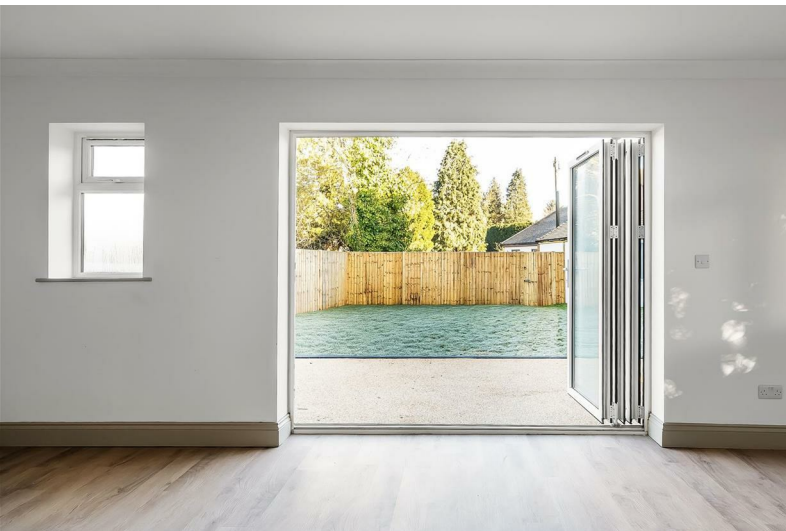


**93 Hurst Green Road**

**Hurst Green RH8 9AJ**

**Freehold**

**£725,000**





# 93 Hurst Green Road

Hurst Green RH8 9AJ

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## Situation

Located in a pleasant residential area just off the village green yet within easy access of Hurst Green commuter railway station (London 40 min) and local main roads (A25 and M25).

Oxted town centre, just over a mile away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

For SatNav use RH8 9AJ.

Parking is available at the rear of the property which is accessed via Hurst Green Close. On entering Hurst Green Close turn right after around 50m and follow the track to the end where graveled parking will be found.

## To Be Sold

On a generous plot, an extended and totally refurbished BUNGALOW situated just off the attractive village green and within a short walk of Hurst Green's commuter station. The property also benefits from rear vehicular access that provides access to off road parking for several cars and a detached single GARAGE. The property

boasts a fabulous open plan lounge/dining room together with adjacent kitchen, with access from this large space via bifolding doors onto the rear garden. The principal bedroom has an ensuite bathroom. NO ONWARD CHAIN.

## Front Door

Leading to;

## Storm Porch

Double glazed, secondary front door leading to;

## Hallway

Radiator, Karndean flooring, cupboard (RCD and electricity meter), high level cupboard, loft hatch, doors to;

## Bedroom

Front aspect double glazed window, radiator, ceiling spotlights.

## Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite with brass coloured fittings (comprising close coupled WC, shower enclosure, wash hand basin with mixer tap and storage below), ceramic wall and floor tiling, extractor fan, heated towel rail, ceiling spotlights.

## Principal Bedroom

Side aspect double glazed window, radiator, ceiling spotlights, door to;

## Ensuite Bathroom

Front aspect window, three piece white sanitary

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suite with chrome fittings (comprising close coupled WC, bath with shower drencher over and wall mounted hand-held shower attachment, wash hand basin with mixer tap and storage below), chrome heated towel rail (electric), ceiling spotlights, extractor fan, ceramic wall and floor tiling.

### **Bedroom**

Side aspect double glazed window, radiator, ceiling spotlights.

### **Open Plan Lounge/Dining Room/Kitchen**

Lounge/Dining Room - side and rear aspect double glazed windows and rear aspect double glazed bi-folding doors, Karndean flooring, two radiators, ceiling spotlights, door to Utility Room.

Kitchen - rear aspect double glazed window and roof lantern, Karndean flooring, extensive range of eye and base level storage units, stone worksurfaces with inset four ring electric hob with oven below and inset sink with mixer tap, Valliant boiler in cupboard, integrated fridge freezer, ceiling spotlights.

### **Utility Room**

Ceiling spotlights, Karndean flooring, space and plumbing for washing machine and tumble dryer, eye and base level storage with some shelving.

### **Outside**

The generous 0.15 acre plot provides for ample front and rear garden space. The attractive newly laid resin-bonded footpaths extend from the front of the property and around one side and also serve the rear of the property leading directly from the bifolding doors.

Rear vehicular access is available via an unmade approach track leading from nearby Hurst Green Close. At the end point of the track graveled off road parking for several cars and access to the detached single garage is possible, as is to the rear of the property.

### **Tandridge District Council Tax Band**



Road Map



Hybrid Map



Terrain Map



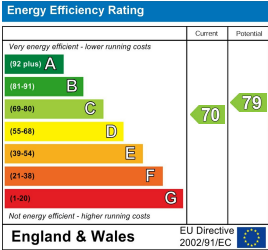
Floor Plan



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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