Payne&Co.



3 Huxley Drive

Hurst Green Oxted RH8 9BZ

£2,500 Per Calendar Month

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Situation

Located in a brand new development within walking distance of local shop and Hurst Green mainline railway station. Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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

Approaching Oxted on the A25 from Godstone at the viaduct traffic lights (Morrisons supermarket on the left hand side) turn right in Woodhurst Lane. Proceed in a southerly direction ignoring all left and right turnings. At the village green mini roundabout proceed straight across, up the hill and, after passing Barnfield Way on the left hand side, take the second turning into Tippett Lane and at the 'T' junction turn left into Carrolls Way and Huxley Drive is ahead.

To be let

A partly furnished recently built 3 bedroom link semi detached house offering open planned accommodation to the ground floor. Two bedrooms on the first floor, one of which benefits from an en-suite shower room whilst the master suite on the second floor has a balcony, dressing area and en-suite shower room. Please note that bedroom four is excluded from the letting. The accommodation briefly comprises:

Entrance Hall

Stairs to first floor

Cloakroom

WC and washbasin, heated towel rail

Kitchen

Fully fitted kitchen with integrated appliances including Zanussi fridge/freezer, Zanussi 5 ring gas hob and oven, Zanussi washing machine/dryer, Zanussi dishwasher and microwave

Lounge

including an under stairs cupboard and bi-fold doors leading to:-

Dining Room

Vaulted glazed ceiling and door to rear garden

Bedroom 2

Situated on 1st floor, overlooking rear garden.

En suite shower room

large enclosed shower, WC, hand basin and heated towel rail.

Bedroom 3
Situated on 1st floor, full wall of built in wardrobes

Family Bathroom
Situated on 1st floor consisting of enclosed bath, WC, hand basin and heated towel rail

Master Bedroom
Situated on 2nd floor, consisting of door to private balcony, made to measure blinds leading to:-

Dressing Area
Range of built in wardrobes leading to:-

En-suite shower room
Consisting of large enclosed shower cubicle, WC, hand basin and heated towel rail

Outside
There is driveway parking leading to SINGLE GARAGE with door to rear patio with an area of garden beyond.

Council Tax Band E









Road Map



Hybrid Map



Terrain Map



Floor Plan



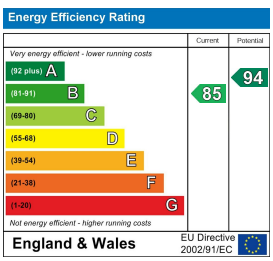
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1005123)

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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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