Payne&Co.



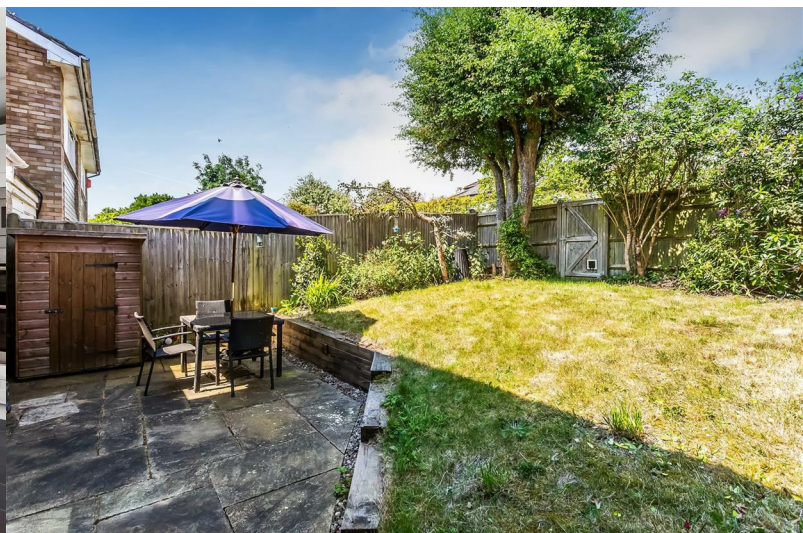
23 Home Park

Hurst Green Oxted RH8 0JS

£2,250 Per Calendar Month

3 1 2 C





23 Home Park

Hurst Green Oxted RH8 0JS

£2,250 Per Calendar Month







Situation

Located in a residential area of similar properties and within walking distance of junior school, local shops and post office. Also within walking distance is Hurst Green mainline station with regular service to East Croydon and London. Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. 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 the traffic lights on the A25 at Limpsfield, proceed in a southerly direction into Wolfs Row. Continue to the brow of Pollards Hill and take the right hand turning into Wolfs Hill. Proceed to the bottom of the hill and take the left hand turning into Home Park, ignoring left and right hand turnings, and after a short distance the property will be found on the left hand side.

To Be Let

An extremely well presented modern house located in a popular cul-de-sac and close to mainline station, offering driveway parking, garage and attractive rear garden. The property is available from mid December.

Entrance Vestibule

Engineered oak flooring.

Cloakroom

Low suite w.c, corner wash hand basin.

Dining Room

Engineered oak flooring, stairs to first floor, built-in storage cupboard under stairs, naturally opening to;

Kitchen

Shaker style units comprising one and a half bowl stainless steel sink unit, base drawers and cupboards, wall mounted cupboard, integrated appliances of dishwasher, AEG washer-dryer, stainless steel four ring gas hob, stainless steel double oven and microwave above, and fridge freezer.

Living Room

French doors leading to rear garden, leading to;

Study

Outlook over rear garden.

Stairs to First Floor Landing

Trap to loft, built-in linen cupboard with wall mounted gas fired central heating boiler.

Bedroom One
Outlook over rear garden, freestanding wardrobe unit.

Bedroom Two (front)
Built-in double wardrobe cupboard with sliding doors.

Bedroom Three
Outlook over rear garden.

Family Bathroom
Modern white suite of enclosed bath with mixer tap and shower above, chrome heated ladder towel rail, low suite w.c, pedestal wash basin.

Outside
To the front of the property there is ample driveway parking for three vehicles with adjacent area of lawn leading to single garage with up and over door, light and power.
The rear garden enjoys a paved patio leading to a raised area of lawn with various shrub borders, rear gate leading to pathway.

Tandridge District Council Tax Band E









Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 109.5 sq m / 1179 sq ft



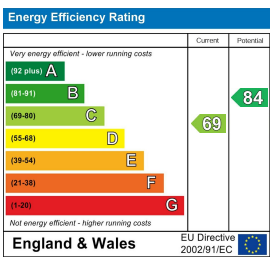
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID976767)

www.bagshawandhardy.com © 2023

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.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com