Payne&Co.



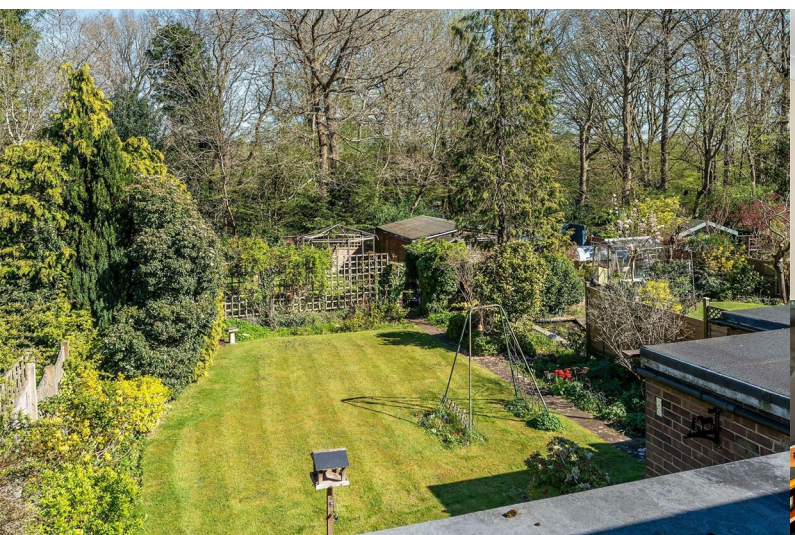
49 Chestnut Copse

Hurst Green Oxted RH8 0JJ

Freehold

£535,000

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49 Chestnut Copse

Hurst Green Oxted RH8 0JJ

£535,000





Situation
Located in a popular residential address convenient for Hurst Green mainline railway station with service to East Croydon and London. Hurst Green has both an infant and junior school. Oxted town centre is approximately two miles and offers offers a wide range of shopping facilities together with leisure pool complex, cinema and library. 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 traffic lights (Morrisons supermarket on the left) proceed straight on to the second set of traffic lights at Limpsfield. Turn right into Wolfs Row which becomes Pollards Wood Hill and the Red Lane. Eventually turn right into Chestnut Copse.

To Be Sold
Available with NO ONWARD chain is this semi detached home located in a popular address requiring some modernisation and offers scope to extend (STPP). The property benefits from ample off road parking and a good size garden

Front Door Leading to Hallway
Understairs cupboard, doors to.

Cloakroom
Bi-fold door, side aspect double glazed frosted window, corner wash hand basin with mixer tap, low suite w.c.

Kitchen
Rear aspect window to Sun Room, wood effect laminate work surfaces, low level drawers and cupboards, matching wall mounted cupboards, aluminium sink with mixer tap, freestanding electric double oven with hob over and extractor above, space for dishwasher and washing machine, wall mounted gas fired boiler, door to larder cupboard with high level window to Sun Room, shelved, wood effect flooring.

Sun Room
A lovely bright room with two skylight windows, double glazed windows and French doors leading to rear garden and single double glazed door leading to rear garden, tiled flooring, step up to lobby with door to;

Store/Utility Room
Double glazed window to rear garden, space for fridge freezer, tumble dryer, rear aspect window.

Sitting Room/Dining Room
Front aspect double glazed window, fireplace with coal effect fire, natural opening to Dining area with rear aspect door into Sun Room.

Stairs to Landing
Side aspect double glazed window, storage cupboard, airing cupboard housing hot water tank, trap to loft.

Bedroom One
Front aspect double glazed window, two built-in wardrobe cupboards with hanging rails, with adjoining high level cupboard.

Bedroom Two
Rear aspect double glazed window, built-in wardrobe cupboard with hanging rail and high level cupboard.

Bedroom Three
Rear aspect double glazed window, wardrobe cupboard with hanging rail.

Bathroom
Front aspect double glazed frosted window, three piece white sanitary suite comprising low level wc, sink with mixer tap and storage below, corner shower cubicle with Aquastream shower, heated towel rail.

Outside
Single garage with driveway parking for two cars, area of lawn with flower/shrub borders.
The rear garden arranged in two sections comprises a patio with steps leading to a large area of lawn with flower and shrub borders and a pathway leading to the second section. Trellis dividing the two areas with climbing shrubs, beyond there is an area of lawn, pond with adjacent small patio area, rear gate leading to woodland.

Tandridge District Council Tax Band D

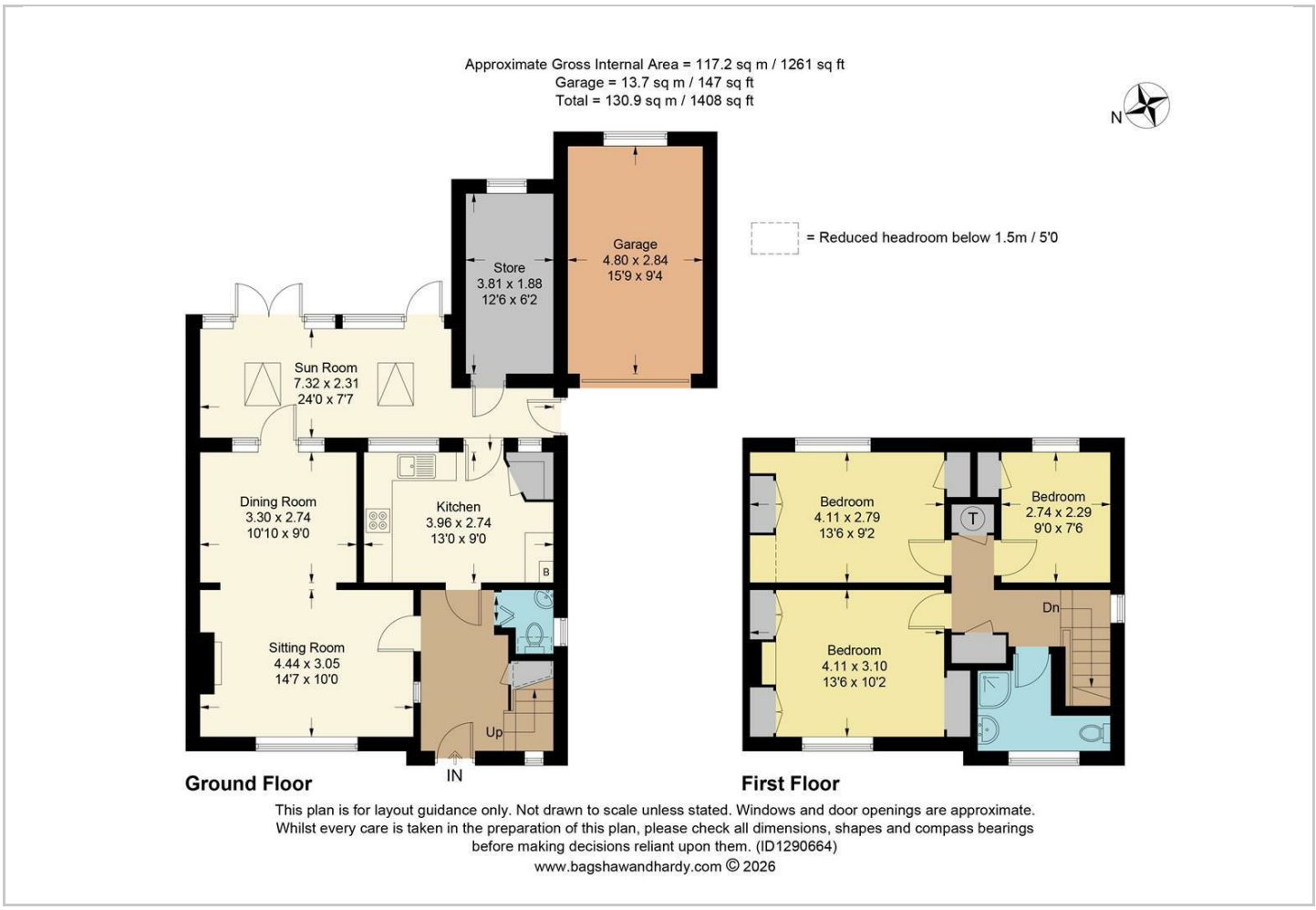





Road Map



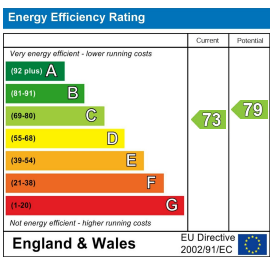
Floor Plan



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



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.

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