

# Payne&Co.



**29 Home Park  
Oxted, RH8 0JS**

**Freehold**

A modern house located in a popular no through road being within walking distance to mainline station and local school. The property is now in need of modernisation throughout with benefits including off road parking, tandem garage and is being sold with NO ONWARD CHAIN.

**£499,950**

# 29 Home Park

Hurst Green, Oxted, RH8 0JS



- 4 Bedrooms
- Lounge
- Gardens
- Bathroom
- Reception Hallway/Dining Room
- Kitchen/Breakfast Room
- Garage

#### **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 Sold**

A modern house located in a popular no through

road being within walking distance to mainline station and local school. The property is now in need of modernisation throughout with benefits including off road parking and tandem garage and is being sold with NO ONWARD CHAIN.

**Door to Spacious Reception Hall/Dining Room**  
Stairs to first floor, storage cupboard under stairs.

**Cloakroom**  
Low suite w.c, wash hand basin.

**Living Room**  
Open fireplace with paved surround, double glazed sliding patio door leading to rear garden, fitted low level cupboard and glazed display units above.

**Kitchen/Breakfast Room**  
Two and a half bowl stainless steel sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, Creda washing machine, freestanding cooker, appliance space, breakfast bar area, cupboard housing gas fired warm air unit, integrated fridge freezer, door leading to garage.

**Stairs to First Floor Landing**  
Trap to loft, built-in airing cupboard housing hot water tank with shelves above.

**Bedroom One**  
Built-in double wardrobe cupboard, outlook over rear garden.

#### **Bedroom Two**

Front aspect window, built-in double wardrobe cupboard with sliding doors.

**Bedroom Three**  
A good size double aspect room.

**Bedroom Four**  
Rear aspect window.

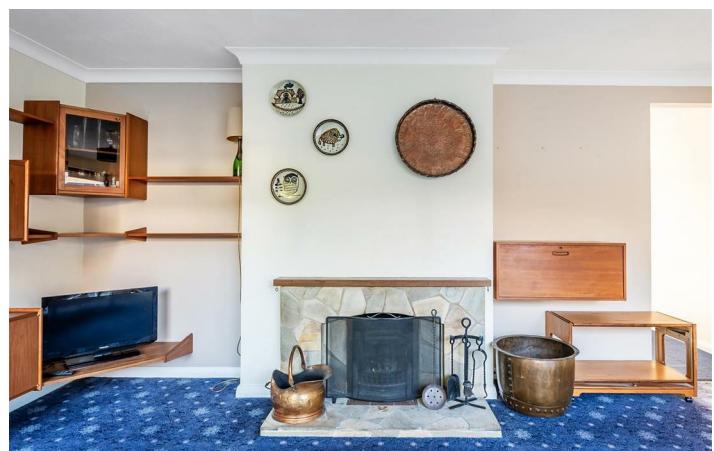
**Bathroom**  
Coloured suite of enclosed bath with mixer tap and hand shower above, vanity unit, low suite w.c, fully tiled walls.

**Outside**  
Driveway parking to the front of the property, adjacent shrub borders, leading to tandem garage with up and over door, light and power, personal door to rear garden.  
Rear Garden - Full width paved patio with steps leading to small area of lawn, an abundance of mature shrubs and rear gate.

**Tandridge District Council Tax Band E**



#### **Directions**





## Floor Plan

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft  
(Including Garage )



Ground Floor

First Floor

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. (ID1271064)  
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