

# Payne & Co.



**120 Holland Road**

**Freehold**

**Hurst Green Oxted RH8 9BH**

**£499,950**



# 120 Holland Road

## Hurst Green Oxted RH8 9BH

### £499,950



#### Situation

Located in a residential area convenient for junior school, local shops and approximately three quarters of a mile from Hurst Green railway station with service to East Croydon and London. Oxted town centre is approximately two miles distance and 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

Approaching Oxted on the A25 from Godstone, take the right hand turning at the traffic lights (Morrisons supermarket entrance on the left) into Woodhurst Lane. Proceed in a southerly direction to Hurst Green passing and crossing the village green on the left and right and eventually the property will be found set back on the right hand side.

#### To Be Sold

Available with no onward chain is this extended semi-detached house convenient for junior

school, local shops and railway station and benefiting from ample parking and large rear garden.

#### Large Enclosed Entrance Porch

#### Hallway

Stairs to first floor, cupboard under stairs, double panelled radiator.

#### Cloakroom

Low suite w.c., radiator.

#### Dining Room

Front aspect window, radiator, feature corner mock fireplace, wall light points.

#### Lounge

Rear aspect, wall light points, concealed radiator, feature living flame gas fire, sliding double glazed door to:

#### Conservatory

Double glazed with laminate floor, double doors to terrace and rear garden.

#### Kitchen

Rear aspect window, range of fitted worktops, base cupboards, drawers and wall cupboards, inset one and a half bowl single drainer stainless steel sink unit, mixer tap, inset electric halogen hob, electric oven, cooker hood, washing machine, dishwasher, fridge, wall mounted Potterton gas fired boiler, radiator, tiled splashbacks, side trades door.

### **First Floor Landing**

Trap to loft with extending ladder, partly boarded with electric light.

### **Bedroom One**

Rear aspect window, range of built-in wardrobe cupboards, radiator, bedside light points.

### **Bedroom Two**

Front aspect window, plus door recess, radiator.

### **Bedroom Three**

Rear aspect window, radiator, cupboard housing hot tank.

### **Shower Room**

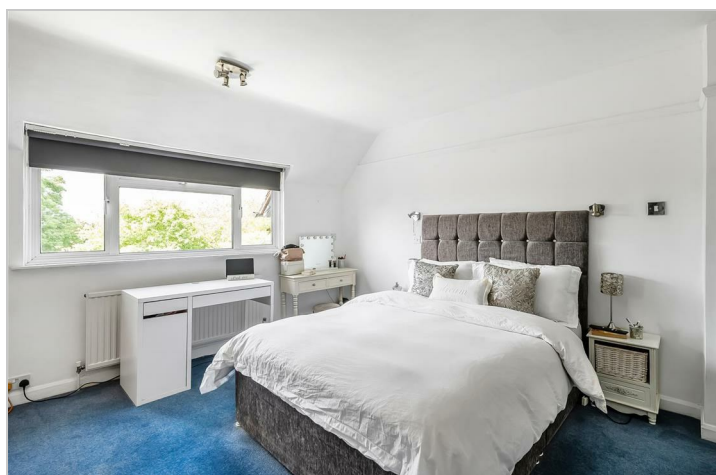
Modern white suite of enclosed corner shower, low suite w.c., pedestal wash basin, shaver point, part tiled walls, radiator.

### **Outside**

Car parking space to front drive leading to single garage with automatic up-and-over door, electric light and power, rear personal door.

Garden mainly to the rear with large crazy paved terrace and lawns. Timber garden shed and brick store room.

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



Road Map



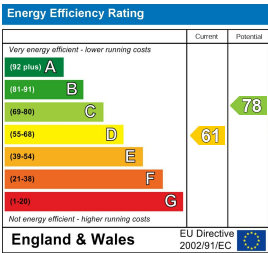
Floor Plan



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



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