Payne&Co.



71 Hurst Green Road

Hurst Green RH8 9AJ

Freehold

£620,000

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Situation

Located in a pleasant residential area overlooking the village green yet within easy access of Hurst Green commuter railway station (London 40 min) and local main roads (A25 and M25).

Oxted town centre, just over a mile away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For SatNav use RH8 9AJ.

Parking is available at the front of the property. As you drive past Hurst Green Station on your right continue toward the mini roundabout and take a left. The property will be found set back on your left after 100 meters.

To Be Sold

A charming three-bedroom Edwardian mid-terraced house, ideally positioned just a three-minute walk from Hurst Green Station and enjoying a pleasant outlook over the adjoining green. The property is presented in good condition throughout and retains a number of attractive original Edwardian features, giving the home a lovely sense of character and period appeal. The accommodation has been thoughtfully extended to the rear, creating particularly generous and versatile living space on the ground floor. This comprises a large living room with ample space for dining, a separate dining room, a fitted kitchen and a useful utility room with WC. Outside, the property benefits from parking for two cars, while its position opposite the green provides a pleasant open aspect. An appealing period home offering excellent family accommodation in a highly convenient location, with the station, local amenities and open green space all close at hand.

Front Door

Storm porch with characterful stained glass door

Hallway

Cupboard housing electric meter and consumer unit, doors to;

Sitting Room

A good size living space with ample room for dining table, open fireplace, solid oak flooring throughout, feature window to the Dining Room, front aspect bay window with outlook over the village green.

Dining Room
Two large velux windows, door to;

Kitchen
Moben solid wood fitted kitchen comprising eye and base level units, work surfaces with integrated Neff induction hob, integrated electric fan oven with extractor over, integral Neff dishwasher, space for fridge/freezer, inset stainless steel sink with mixer tap, opening to;

Utility Room
Large Velux window, base units and work surface with inset sink, plumbing for washing machine, wall mounted gas fired Valliant boiler. door to;

Cloakroom
Velux window, low suite w.c, wash hand basin.

Stairs to First Floor

Bedoom One
Front aspect windows overlooking the Village Green.

Bedroom Two
Rear aspect window.

Bathroom
Rear aspect window, four piece white sanitary suite comprising bath with hot and cold tap, shower, low level w.c, pedestal wash hand basin, towel rail, low level storage and airing cupboard hosing hot water cylinder.

Stairs to Second floor
Hallway with velux window.

Bedroom Three
Double aspect velux windows, eaves storage, feature beams.

Outside
Parking for two cars, side access to garden compromising of log store with electric point, patio, small pond, mature shrub boarder, patio at the end of the garden, garden shed.

Tandridge District Council Tax Band D









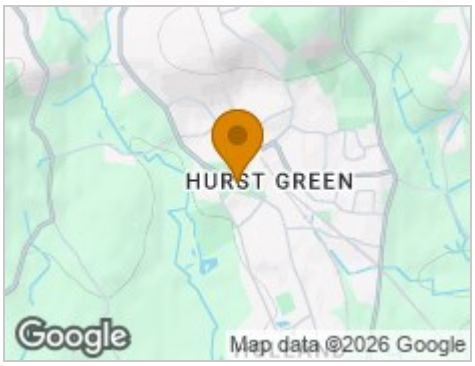
Road Map



Hybrid Map



Terrain Map



Floor Plan

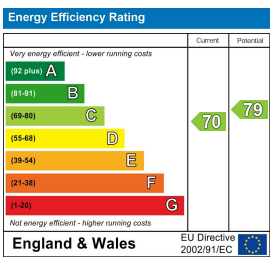


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1342946)
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Viewing

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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