



## 57 Chestnut Copse

Hurst Green RH8 0JJ

Freehold

£625,000



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## 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 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

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 then Red Lane. Eventually turn right into Chestnut Copse, and then right again.

## To Be Sold

This extended semi-detached home is situated within a popular and sought-after address. The property offers versatile accommodation throughout, along with the added benefits of off-road parking, open plan kitchen diner, a detached home office, and a beautifully

maintained rear garden enjoying a high degree of seclusion and privacy.

## Entrance Hall

The hallway houses a built in storage cupboard, with stairs leading to the first floor landing and doors leading to:

## Lounge/Dining Room

Over looking the front of the property, the room benefits from a feature log burner, low level fitted cupboards and double internal doors to the kitchen/breakfast room.

## Family Room

Side aspect, with fitted cupboard housing the Potterton boiler, and doorway to the kitchen/breakfast room.

## Cloakroom

Side aspect with low level W/C and hand wash basin.

## Kitchen/Breakfast Room

A principal feature of the property, this impressive entertaining room is fitted with an extensive range of wall and base units, complemented by a central kitchen island with stone work surfaces and an under-mounted butler sink. Integrated appliances include a NEF induction hob with extractor hood and double oven, with additional space for a dishwasher, washing machine and upright fridge/freezer. The

room further benefits from underfloor heating, side access, and bi-fold doors opening onto the rear garden.

### **First Floor Landing**

The landing provides access to the loft and features an airing cupboard housing the water cylinder.

### **Bedroom One**

Double bedroom with views to the front of the property.

### **Bedroom Two**

Double bedroom benefiting from attractive views to the rear of the property.

### **Bedroom Three**

Bedroom with rear aspect.

### **Bathroom**

With front aspect the bathroom comprises of a paneled bath with overhead electric shower, hand wash basin, low level W/C and heated towel rail.

### **Outside**

The property benefits from off-road parking for two vehicles to the front, with double gates to the side providing potential for additional parking and potential extension (STPP).

The enclosed rear garden is attractively arranged, comprising paved patio areas, a sweeping level lawn, mature planting, a log store, and two garden sheds.

Further benefits include a detached home office, ideal for remote working or additional flexible use.

### **Home Office**

Detached office, with built in storage cupboards, power and lighting.

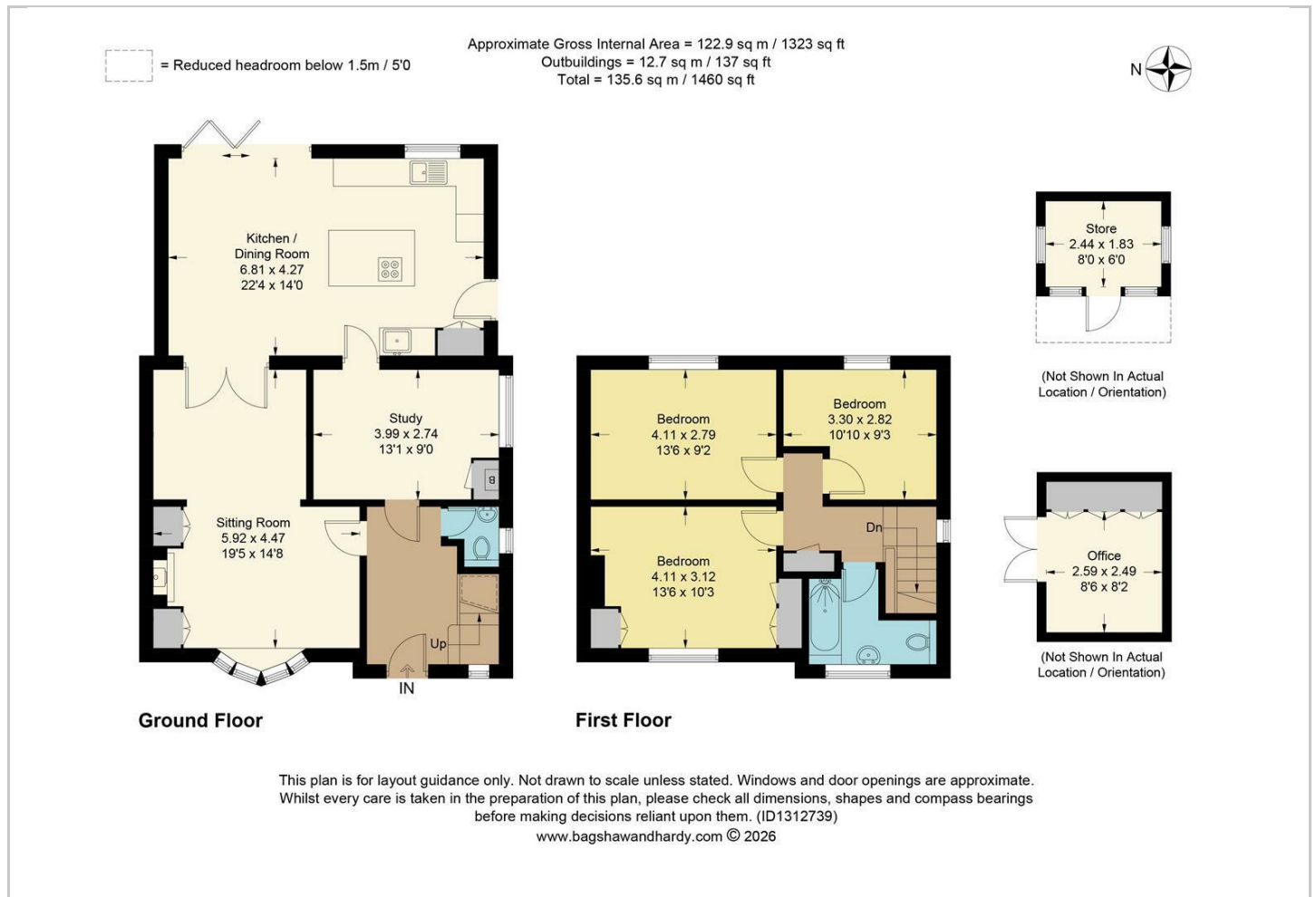
### **Tandridge Council Tax D**



## Road Map



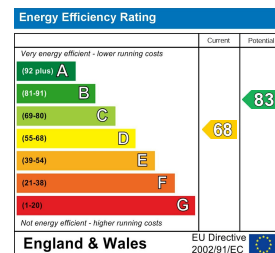
## Floor Plan



## 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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