

# Payne&Co.



**23 Pollards Oak Road**

Hurst Green Oxted RH8 0JL

**Freehold**

**£525,000**



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**£525,000**



## **Situation**

Located in a popular road within walking distance of beautiful countryside and Hurst Green railway station, with direct services to London Bridge and London Victoria. Hurst Green offers several convenience shops, Post Office, pharmacy and two pubs, together with infant and junior schools. Within a short drive is Oxted town centre, which has a wide range of shops, restaurants, cafes, swimming pool, cinema and library. Oxted offers further excellent schools. Junction 6 of the M25 is within close proximity.

## **Location/Directions**

For SatNav use: RH8 0JL.

## **To Be Sold**

A well presented, attractive and double fronted home offering great potential to extend (STPP). The property enjoys a large of rear garden extending to approximately 125ft as well as ample off road parking and is within a short distance to mainline station (London 35 minutes).

## **Entrance Hall**

Stairs to first floor.

## **Dining Room**

Front aspect window.

## **Sitting Room**

Double aspect windows, feature open fireplace with timber surround,

## **Kitchen**

Light grey shaker style units comprising ceramic one and a half bowl single drainer sink unit, base drawers and cupboards, matching wall mounted cupboards, space for cooker, plumbing available for washing machine and dishwasher, appliance space, built-in storage cupboard under stairs.

## **Utility Room**

Space for American style fridge/freezer, door to outside, wall mounted gas fire central heating boiler.

## **Large Storage Area**

With adjacent cloakroom.

## **Cloakroom**

Low suite w.c, corner wash hand basin.

## **Stairs to First Floor Landing**

Built-in airing cupboard housing hot water tank.

## **Bedroom One**

Front aspect window, built-in wardrobe cupboard.

## **Bedroom Two**

Front aspect window, built-in wardrobe cupboard.

## **Bedroom Three**

Rear aspect window.

## **Bathroom**

White suite of enclosed bath with Aqualisa shower above, vanity unit, low suite w.c, part tiled walls.

## **Outside**

To the front of the property there is ample hardstanding driveway for several vehicles with adjacent area of lawn with mature boundary hedging. Access to the rear garden is around the side of the property which is laid predominantly to lawn and extends in all to approximately 125ft and is well secluded from neighbouring properties.

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



## Road Map



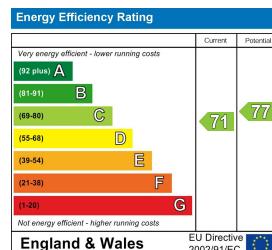
## Floor Plan



## 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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