

Payne & Co.



27 Hazelwood Road

Freehold

Hurst Green Hurst Green RH8 0JA

£355,000



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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 railway station with regular service to East Croydon and London. Oxted town centre is a short drive 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/Directions

For SatNav use: RH8 0JA

To be Sold

Requiring total refurbishment, this family home is situated in a quiet road close to open countryside and a 10 minute walk of Hurst Green commuter railway station (London 40 mins).

Front Door

Leading to,

Hallway

Front aspect double glazed window, cupboard (fuse board, electric meter), door to (stairs to first floor);

Lounge/Dining Room

Front aspect double glazed picture window, radiator, door to;

Kitchen/Breakfast Room

Rear aspect double glazed window, rear aspect double glazed patio doors, range of eye and base level units, work surfaces, sink with drainer and mixer tap, spaces for below counter appliances of washing machine, fridge and freezer, space for cooker, boiler cupboard, radiator.

First Floor Landing

Loft hatch, cupboard (shelved), doors to;

Bathroom

Rear aspect double glazed frosted window, three piece white sanitary suite (comprising pedestal wash hand basin, bath with mixer tap and hand held shower attachment, close coupled w.c), radiator, tiled walls.

Bedroom

Front aspect double glazed window, radiator, cupboard.

Bedroom.

Front aspect double glazed window, radiator, airing cupboard (hot water tank).

Bedroom..

Rear aspect double glazed window, radiator, cupboard, wardrobe.

Outside

To the front of the property there is an area of lawn together with footpath leading to the front door and several shrubs.

The rear garden has a patio adjacent to the rear elevation with several steps leading down to a central rose bed with crushed slate surround. There are flower and shrub borders, together with a shed. Side access.

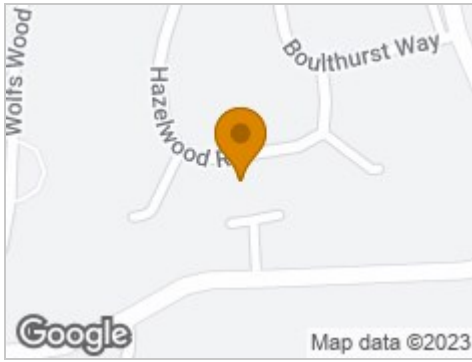
A garage is present in a nearby block.

Notes

We have been advised by the seller that the boiler for the heating system has been condemned. As such there is no working heating system for the property.



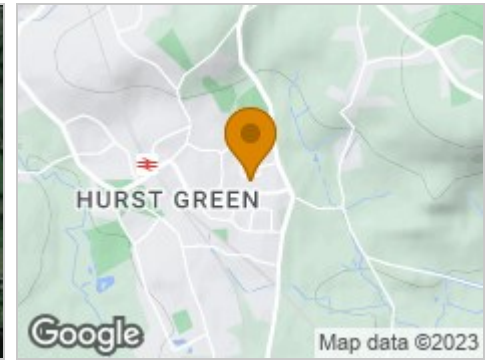
Road Map



Hybrid Map



Terrain Map



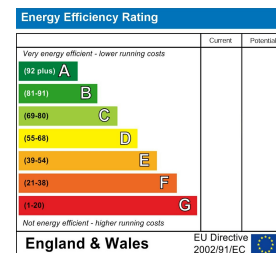
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.