

# Payne & Co.



**44 Juniper Close**

**Hurst Green RH8 0RX**

**Freehold**

**£475,000**



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## Situation

Situated in a popular no-through road and close to open countryside with pleasant rural walks and around 0.5 mile of Hurst Green railway station with service to East Croydon and London. Oxted town centre is approximately 1.5 miles away 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/Directions

For SatNav use: RH8 0RX

## To Be Sold

Situated in a quiet no through road, this well presented family home benefits from en-suite shower room to master bedroom, off road parking and home office within the garage.

## Front Door

Leading to,

## Hallway

Radiator, wood effect flooring, doors to (stairs to first floor).

## Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising corner pedestal wash hand basin, close coupled w.c), wood effect flooring.

## Kitchen/Diner

Rear aspect double glazed window and door, range of eye and base level units, solid wood work surfaces with inset four ring wipe clean electric hob with extractor over and oven below, integrated appliances (fridge, freezer, dishwasher and washing machine), radiators, wood effect flooring, door to rear garden and double doors to;

## Sitting Room

Front aspect double glazed window, radiator, wood effect flooring.

## First Floor Landing

Side aspect double glazed window, radiator, loft hatch, airing cupboard (slatted shelf and Worcester boiler), doors to;

## Master Bedroom

Front aspect double glazed window, radiator, integral storage, door to;

## En-Suite Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite (comprising shower enclosure with integrated controls, close coupled w.c, wash hand basin with storage below), wood effect flooring, extractor, radiator.

Tel: 01883 712261

## Bedroom

Rear aspect double glazed window, radiator, wood effect flooring.

## Bedroom.

Rear aspect double glazed window, radiator, wood effect flooring.

## Family Bathroom

Three piece white sanitary suite (comprising bath with mixer tap and wall mounted shower attachment and glass shower screen, close coupled w.c., pedestal wash hand basin), radiator, extractor fan.

## Outside

The front garden is a low maintenance space with footpath leading to the front door. Private driveway parking is present directly in front of the garage.

The fence enclosed rear garden is similarly low maintenance, thoughtful designed with a decked entertaining space immediately adjacent to the

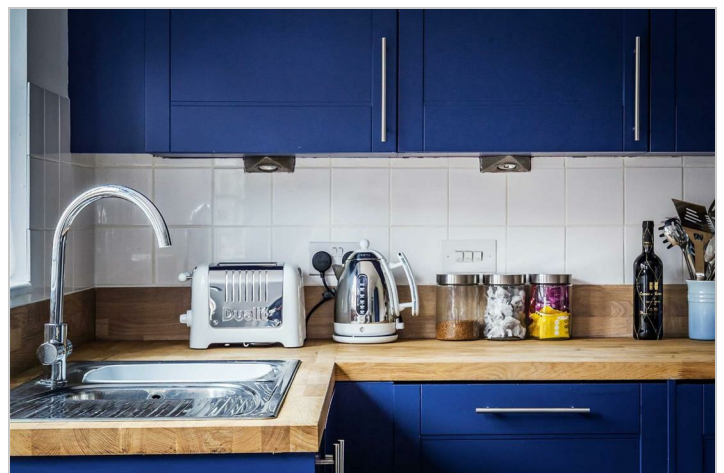
rear elevation of the property, beyond which artificial grass has been laid over two different levels. A garden shed is found in the far right hand corner.

The rear part of the garage has been converted into an additional space that serves as an ideal as a home office or guest room. There is power, lighting and broadband within this space and also an internal door that leads to the remainder of the garage. Access to the home office/garage is gained via a side pedestrian door.

## Notes

There is a service charge payable of circa £180 per annum that contributes towards the upkeep of the communal areas on the development.

The garage has been reduced in size to create the home office and as such cannot be used for car storage. The space does however provide adequate space for motorbike, pedal bike and other general storage.



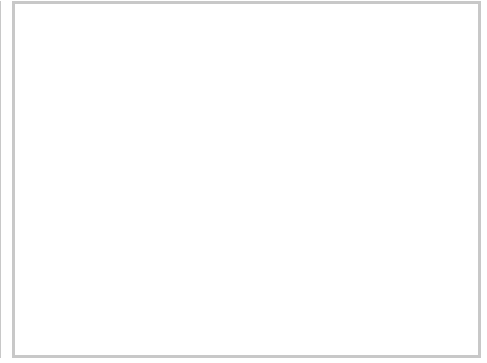
## Road Map



## Hybrid Map



## Terrain Map



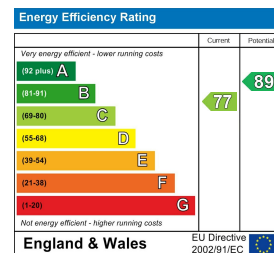
## Floor Plan



## 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



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