

Payne & Co.



62 Home Park

Hurst Green Oxted RH8 0JX

Freehold

£395,000



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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 station with regular service to East Croydon and London. Oxted town centre 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

From the traffic lights on the A25 at Limpsfield, proceed in a southerly direction into Wolfs Row. Continue to the brow of Pollards Hill and take the right hand turning into Wolfs Hill. Proceed to the bottom of the hill and take the left hand turning into Home Park. Continue straight along Home Park ignoring the first right hand turn and park soon after. Look for a footpath on the right hand side and the property will be found along that footpath after a short distance, on the left hand side.

To Be Sold

A well presented property situated in a popular no-through road close to Hurst Green commuter railway station (London approx. 40 mins), with benefits including garage in a block, gas central heating, double glazing and modern kitchen and bathroom. NO CHAIN

Front Door Leading To

Hallway

Front aspect double glazed window, radiator, coat cupboard (gas and electricity meters and wall mounted boiler), door to (stairs to first floor).

Lounge/Dining Room

Front aspect double glazed window and rear aspect double glazed window and door, two radiators, door to;

Kitchen

Rear aspect double glazed window, range of eye and base level units, black granite effect work surfaces with inset 4 ring gas hob with matching extractor over and oven below, inset stainless steel sink with drainer and mixer tap, spaces for washing machine and tall fridge freezer, tiled splashbacks, ceramic tiled flooring.

First Floor Landing

Loft access (with ladder), radiator, doors to;

Bathroom

Rear aspect frosted double glazed window, three piece white modern sanitary suite (comprising close coupled w.c with dual flush, pedestal wash hand basin with mixer tap, bath with mixer tap and wall mounted shower attachment and glass shower screen), chrome heated towel rail, ceramic tiled flooring, part tiled walls.

Bedroom

Rear aspect double glazed window, radiator, integral storage (shelf and hanging rail).

Bedroom

Two front aspect double glazed windows, radiator, integral storage (shelf and hanging rail) and over-stair storage (shelved).

Outside

The front garden has a footpath leading to front door together with an area of lawn and a few shrubs on the boundaries. The rear garden comprises a patio adjacent to the rear elevation

of the property beyond which there are two raised beds with an expanse of lawn beyond, surrounded with flower and shrub borders. This is a fence enclosed space. There is side access via a gate to the rear garden. A garage is also present in a block nearby.

Tandridge District Council Tax Band D



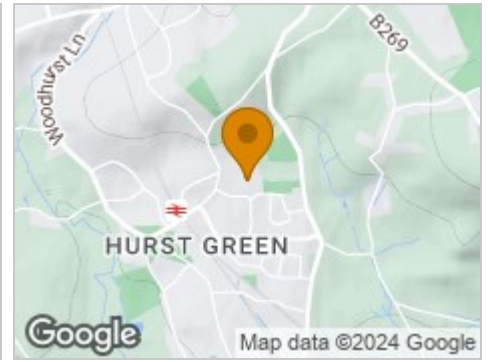
Road Map



Hybrid Map



Terrain Map



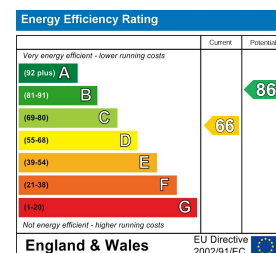
Floor Plan



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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