

Payne & Co.



18 Pollards Oak Road

Hurst Green RH8 0JL

Freehold

£525,000



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Situation

Occupying a desirable position on the edge of open countryside (140m to the east), 0.75km from Hurst Green railway station (London circa 45 minutes) and 1.5km from the A25.

Oxted town centre, around 2km away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For SatNav use: RH8 0JL. Turning into Pollards Oak Road from the eastern end the property is found on the left hand side after around 125m.

To Be Sold

A well presented family home with a host of benefits including 30m south facing rear garden, off road parking at the front and side for two to three cars, fabulous garden room complete with double glazing and heating, and scope to further extend the property to the side and/or rear (STPP).

Front Door

Leading to;

Hallway

Wood flooring, radiator, two understair storage cupboards (one with fuse board and electricity meter), door to (stairs to first floor);

Dining Room

Front aspect double glazed window, radiator, wood flooring, cast iron fireplace with slate hearth, sliding pocket doors to;

Sitting Room

Rear aspect double glazed French doors (to conservatory), log burning stove (Clearview) on a slate hearth, integral storage within chimney breast recesses.

Kitchen

Side aspect double glazed windows, range of eye and base level units, work surfaces, space for cooker, inset circular stainless steel sink with mixer tap, slate-effect tiled flooring, step down to;

Rear Lobby

Recess for tall fridge freezer, doors to;

Cloakroom

Side aspect frosted double glazed window, high level w.c and wash hand basin.

Conservatory

Double glazed windows on three sides on a brick plinth, glass double glazed pitched roof, radiator, spaces for appliances of washing machine, tumble dryer and dishwasher, ceramic tiled flooring.

First Floor Landing

Loft access, wood flooring, doors to;

Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising shower bath with wall mounted Aqualisa controls and drencher, close coupled w.c., wash hand basin with mixer tap), ceramic tiled wall and floor tiling, chrome heated towel rail.

Bedroom

Rear aspect double glazed window, radiator, cast iron fireplace (decorative), wood flooring.

Bedroom

Front aspect double glazed window, radiator, wood flooring.

Bedroom

Rear aspect double glazed window, radiator, wood flooring.

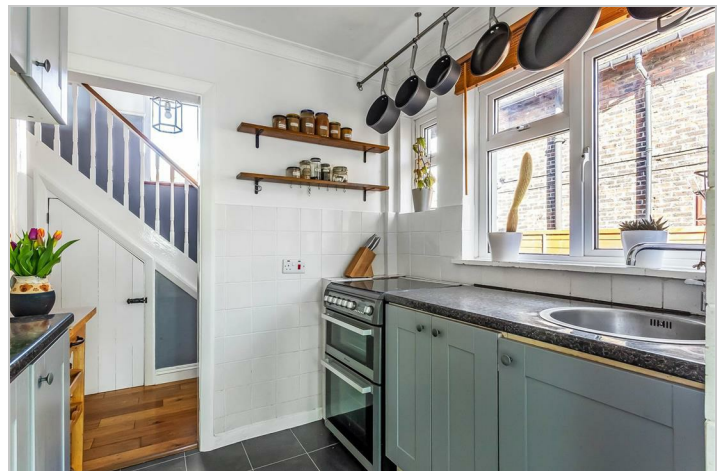
Outside

Well screened behind established hedging and

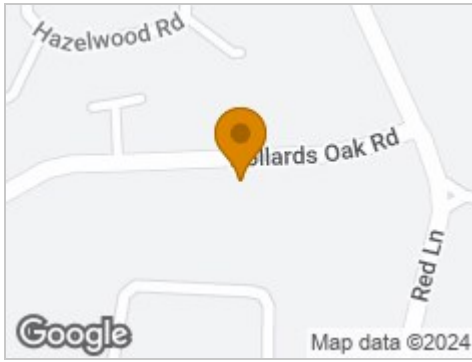
gates, the front and side of the property has been finished with block paved hardstanding, providing off road parking for two to three cars (depending on size) where there is also an EV charger.

The sunny south facing rear garden, which is around 30m in length features a good sized sandstone paved patio, ideal for relaxing and entertaining, adjacent to the conservatory and extending towards the garden room. The garden room was constructed a couple of years ago and is insulated, fully double glazed, infrared heaters (including app for regulating the temperature) and fitted with power and lighting. This amazing space would be perfect for working from home, hobby room, etc. The remainder of the rear garden is mainly laid to lawn, together with vegetable beds and shed at the far end.

Tandridge District Council Tax Band D



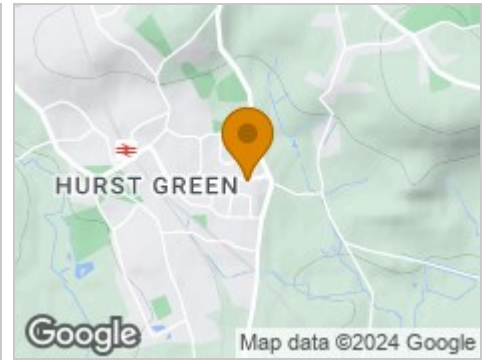
Road Map



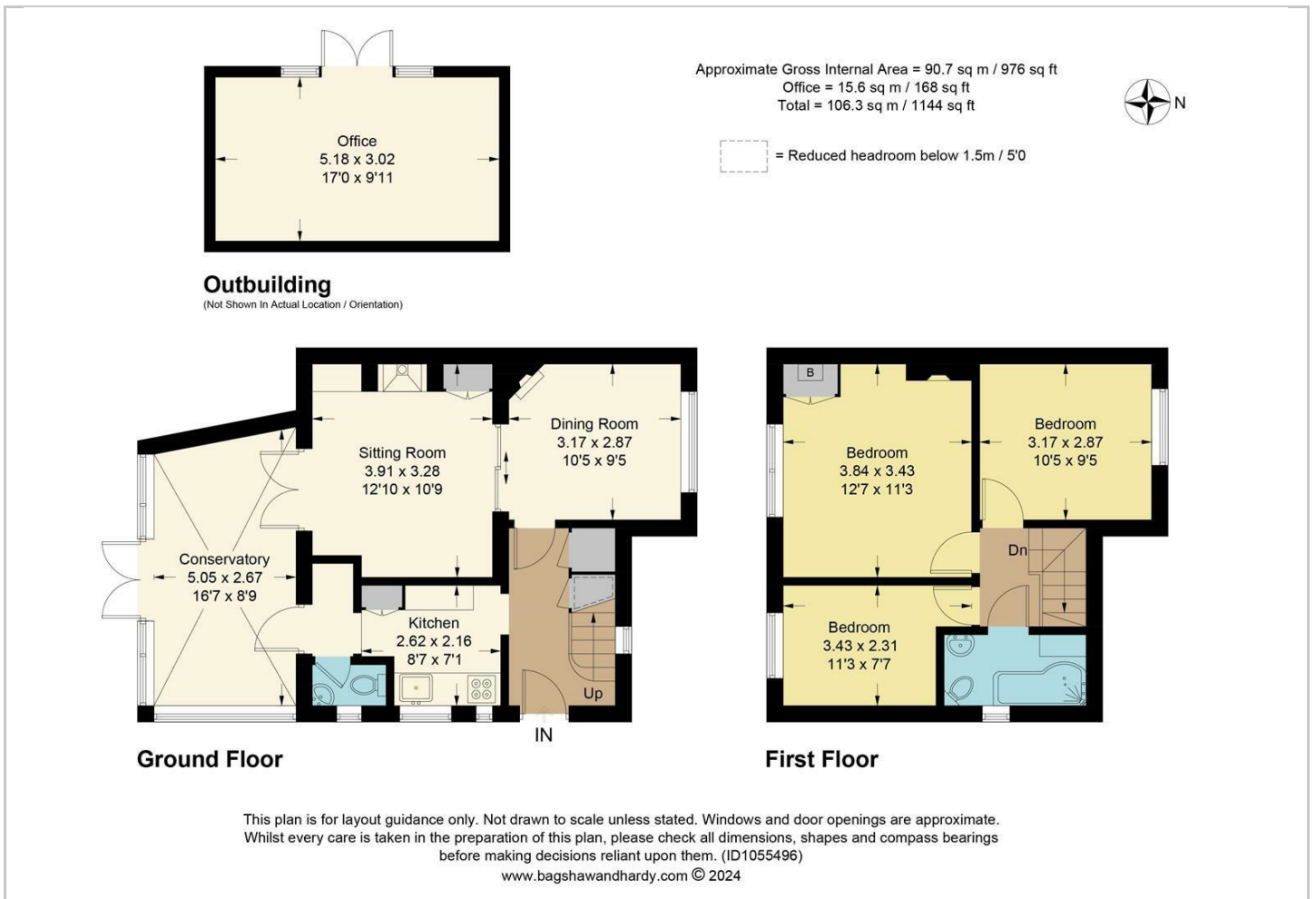
Hybrid Map



Terrain Map



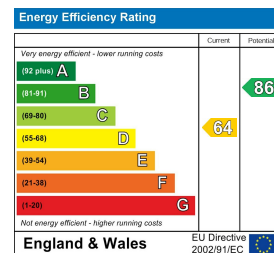
Floor Plan



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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