

# Payne & Co.



**15 Pollards Oak Road**

**Hurst Green RH8 0JL**

**Freehold**

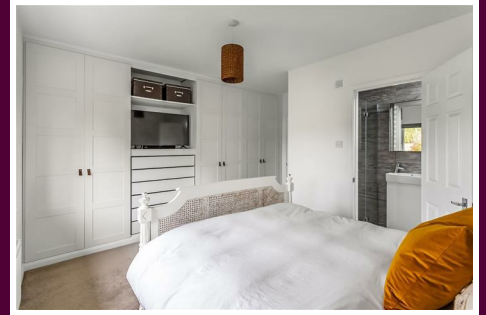
**£699,950**



# 15 Pollards Oak Road

Hurst Green RH8 0JL

£699,950



## 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

Approaching Oxted on the A25 from Godstone, at the second set of traffic lights turn right into Wolfs Row and ignore all left and right hand turnings. You will pass Bouthurst Way on your right and the next turning on the right is Pollards Oak Road. No. 15 will then be found after a short distance on the right hand side.

## To Be Sold

A well proportioned and extended semi detached family home offering excellent open plan accommodation over two floors. The property has been subject to complete modernisation in recent years, with the extension providing a fabulous kitchen / family room on the ground floor and spacious master bedroom with en suite shower room on the first floor. Outside, the rear garden extends to approximately 150ft (45m)

with a path leading to a garden room. The accommodation briefly comprises :

## Entrance Hall

Stairs to first floor, space for shoes and coats.

## Cloakroom/Utility Room

Stainless steel sink with mixer tap, base unit, quartz worktop, plumbing available for washing machine, space for tumble dryer, close coupled WC, oak shelving.

## Sitting Room

Feature fitted log burning stove, high level shelves, built-in storage cupboard, leading into;

## Open Plan Kitchen/Family Room

A most impressive room of good proportions with kitchen comprising; quartz worktops, undermount stainless steel sink, mixer tap, extensive range of drawers, base and wall cupboards; integrated full height fridge, full height freezer and dishwasher; gas hob with steel and glass extractor fan above, cupboard housing Potterton gas fired central heating boiler, useful under-stairs storage cupboard and open oak shelving. FAMILY ROOM with sliding doors leading to rear garden, built in media unit, roof light.

## Stairs to First Floor Landing

Loft hatch with pull down ladder.

Tel: 01883 712261

### **Bedroom One**

Full width built in wardrobes providing a mixture of hanging rails, shelving and drawers and space for TV. Rear aspect window overlooking rear garden.

### **En-Suite Shower Room**

Full width shower cubicle with rainfall shower, vanity unit, close-coupled WC, chrome heated ladder towel rail, fully tiled walls, tiled flooring, Velux window.

### **Bedroom Two**

Front aspect window, built-in storage cupboard, feature picture rail.

### **Bedroom Three**

Built-in storage cupboard, front aspect window, feature picture rail

### **Bedroom Four**

Attractive garden views, feature picture rail

### **Family Bathroom**

White suite of enclosed bath with shower fitment above, vanity unit, close-couple WC, fully tiled, feature storage niche with shelving, Velux window, chrome heated ladder towel rail.

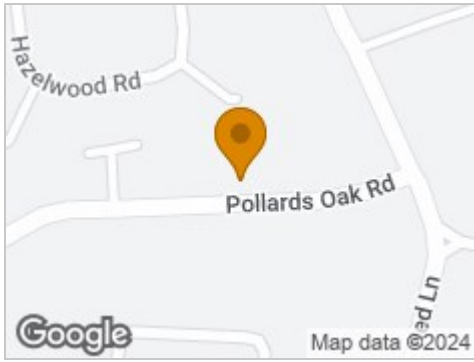
### **Outside**

Ample driveway parking with gated side access to long rear garden which is approximately 150ft. A large patio provides excellent entertaining space with outside tap and electric point. There is a large shed for storage and a plum slate path leading to a fabulous garden room benefitting from high speed internet.

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



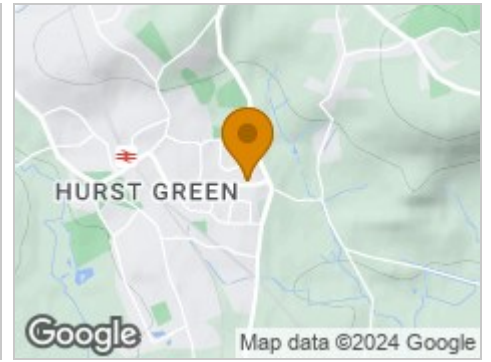
## Road Map



## Hybrid Map



## Terrain Map



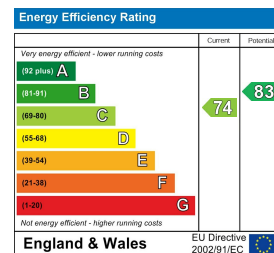
## Floor Plan



## 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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