

# Payne & Co.



**137 Pollards Oak Road**

**Hurst Green Oxted RH8 0JE**

**Freehold**

**£525,000**

 3  1  2  C



# 137 Pollards Oak Road

Hurst Green Oxted RH8 0JE

£525,000



## Situation

Located in a residential area within walking distance of local shops and railway station with service to East Croydon and London. Oxted town centre is approximately two miles and offers a wider range of shopping facilities together with leisure pool complex, cinema and library. Access to the M25 is at Godstone (junction 6) giving road connections to Gatwick, Heathrow and the Channel ports.

## Location/Directions

Approaching the traffic lights at Limpsfield on the A25 from Oxted, turn right into Wolfs Row. Proceed in a southerly direction, down Pollards Hill into Pollards Wood Road and take the right hand turning into Pollards Oak Road.

## To Be Sold

A well presented semi detached house being within easy walking distance to mainline station (London 35 minutes) and close to local shops and schools.

## Front Door leading to Hallway

Doors to.

## Kitchen

Range of modern units comprising base drawers and cupboards, matching wall mounted cupboards, granite effect work surfaces, inset stainless steel sink with mixer tap, Electrolux double oven with Electrolux hob above and

extractor over, integrated dishwasher, space and plumbing for washing machine, wall mounted Worcester boiler, part tiled walls, tiled flooring, rear and side aspect windows doors to.

## Downstairs W.C

Side aspect frosted double glazed window, wash hand basin with storage below, w.c, part tiled walls.

## Dining Room

Rear aspect double glazed doors leading to rear garden, opening to;

## Living Room

Front aspect window, door to hallway.

## Stairs to First Floor Landing

Doors to;

## Bedroom One

Front aspect window.

## Bedroom Two

Rear aspect window.

## Bedroom Three

Front aspect window, built-in cupboard.

## Bathroom

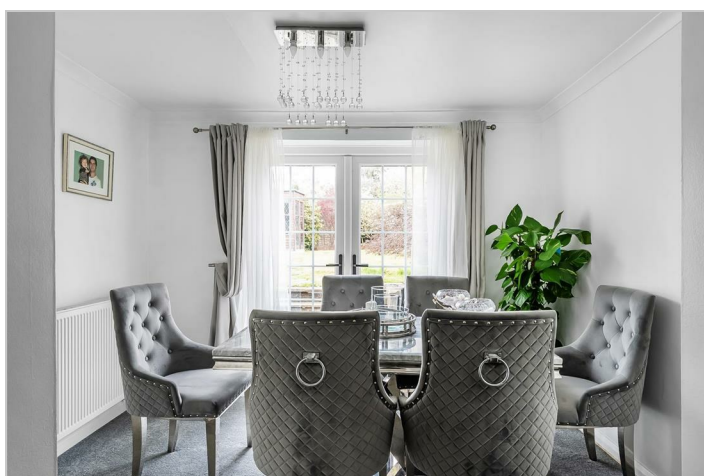
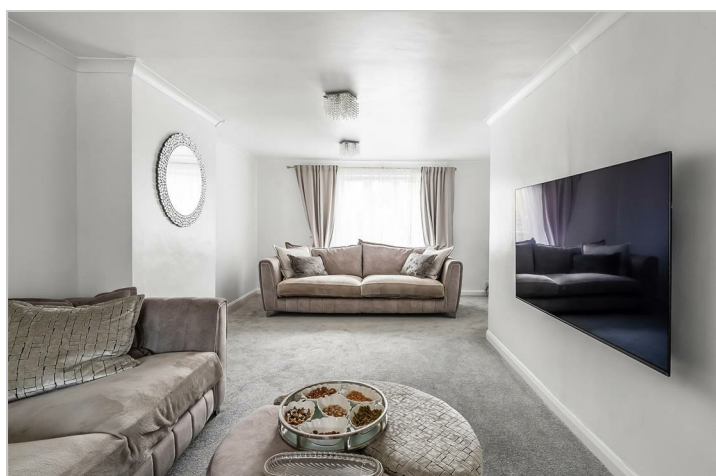
Two aspect doubled glazed frosted windows, bath with side mounted taps and hand shower attachment, wall mounted wash hand basin with mixer tap, freestanding storage cupboard with drawers, close coupled w.c. fully tiled walls.

Tel: 01883 712261

## Outside

To the front of the property there is an area of lawn with shrub/flower borders, driveway parking for one vehicle, gated side access to rear garden with steps from dining room to lawned area with shrubs and specimen Magnolia tree, two sheds and side access to garage.

## Tandridge District Council Tax Band D



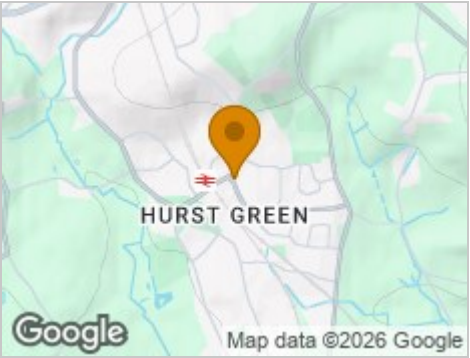
Road Map



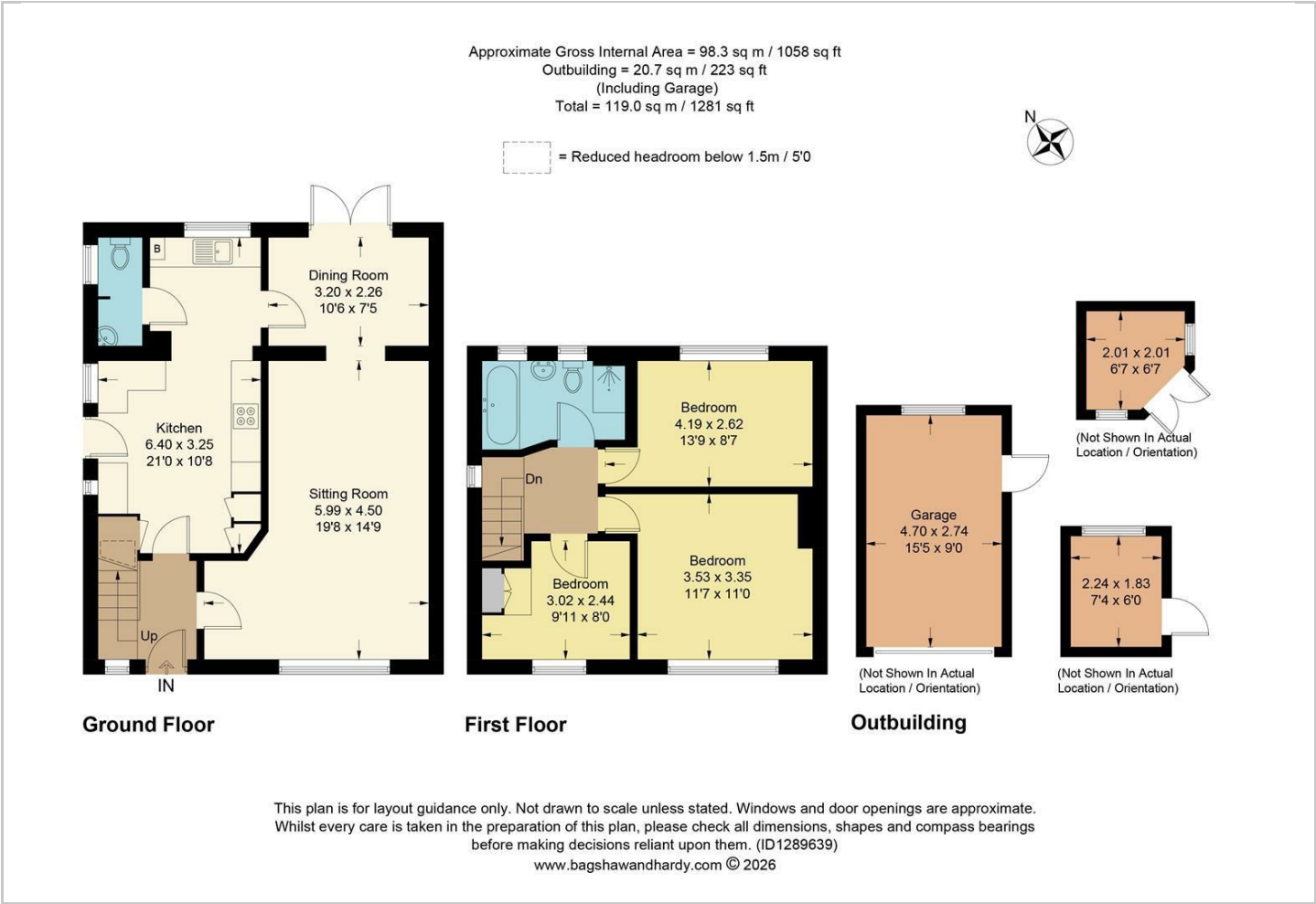
Hybrid Map



Terrain Map



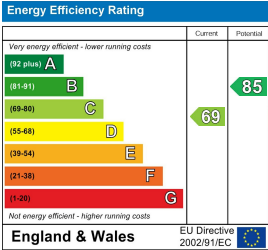
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.