

Payne & Co.



120 Holland Road

Freehold

Hurst Green Oxted RH8 9BH

£499,950



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Situation

Located in a residential area convenient for junior school, local shops and approximately three quarters of a mile from Hurst Green railway station with service to East Croydon and London. Oxted town centre is approximately two miles distance 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

Approaching Oxted on the A25 from Godstone, take the right hand turning at the traffic lights (Morrisons supermarket entrance on the left) into Woodhurst Lane. Proceed in a southerly direction to Hurst Green passing and crossing the village green on the left and right and eventually the property will be found set back on the right hand side.

To Be Sold

Available with no onward chain is this extended semi-detached house convenient for junior school, local shops and railway station and benefiting from ample parking and large rear garden.

Large Enclosed Entrance Porch

Hallway

Stairs to first floor, cupboard under stairs, double panelled radiator.

Cloakroom

Low suite w.c., radiator.

Dining Room

Front aspect window, radiator, feature corner mock fireplace, wall light points.

Lounge

Rear aspect, wall light points, concealed radiator, feature living flame gas fire, sliding double glazed door to:

Conservatory

Double glazed with laminate floor, double doors to terrace and rear garden.

Kitchen

Rear aspect window, range of fitted worktops, base cupboards, drawers and wall cupboards, inset one and a half bowl single drainer stainless steel sink unit, mixer tap, inset electric halogen hob, electric oven, cooker hood, washing machine, dishwasher, fridge, wall mounted Potterton gas fired boiler, radiator, tiled splashbacks, side trades door.

First Floor Landing

Trap to loft with extending ladder, partly boarded with electric light.

Bedroom One

Rear aspect window, range of built-in wardrobe cupboards, radiator, bedside light points.

Bedroom Two

Front aspect window, plus door recess, radiator.

Bedroom Three

Rear aspect window, radiator, cupboard housing hot tank.

Tel: 01883 712261

Shower Room

Modern white suite of enclosed corner shower, low suite w.c., pedestal wash basin, shaver point, part tiled walls, radiator.

Outside

Car parking space to front drive leading to single garage with automatic up-and-over door, electric light and power, rear personal door.

Garden mainly to the rear with large crazy paved terrace and lawns. Timber garden shed and brick store room.

Tandridge District Council Tax Band D

8.Services to be the responsibility of tenant and to be placed in tenant's name, i.e. Gas, water, electricity and telephone.

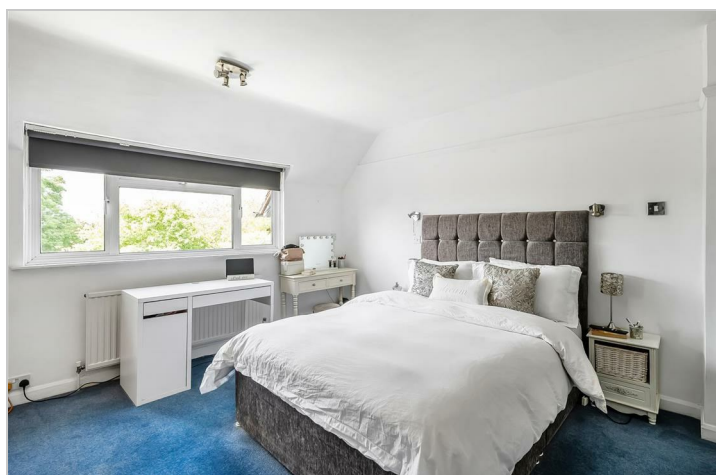
9.Council tax to be tenant's responsibility.

10.A proposed tenant will be required to make the first payment of rent deposit and agreement/inventory costs either by cash, bankers draft or, if a personal cheque is presented, allow sufficient time to be cleared through the agent's bank.

11.A proposed tenant will be required to make an administration payment on agreeing to rent the

property of £250.00 (two hundred and fifty pounds) which will be held by the agent and put towards the cost of applying for references. Should a tenant decide against proceeding after arrangements are put in hand and references applied for, the £250 will not be returned as this will be placed to offset agent costs. Should the tenancy not proceed at the landlords instigation this sum will be returned in full.

12.Properties purchased or tenanted from April 2010 within Sutton & East Surrey Water area of supply may be required to have a water meter fitted. The meters are being installed in accordance with the powers given to the Water Authority by Section 144B of the Water Industry Act 1991 as part of a programme approved by the industry regulator, Ofwat.



Road Map



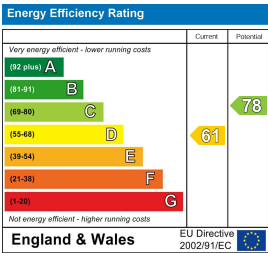
Floor Plan



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.