
Ibbett Mosely







Home Park, Hurst Green, Oxted, RH8 0JX

Offers In The Region Of £390,000 Freehold

In a quiet and popular residential cul de sac a short walk of local shops, Hurst Green Station and West Chart Limpsfield Common.

This nicely presented mid nineteen sixties inner terraced home comes highly recommended,

- Two Bedrooms
- Kitchen
- Garage En-Bloc
- Bathroom
- Gas Central Heating
- Garden
- Reception/Dining Room
- Double Glazing

A mid nineteen sixties inner terraced two bedroom family home located in a sought after cul de sac close to local shops, Hurst Green Station, schools and West Heath Limpsfield Common.
Nicely presented and set away from the road an early inspection is recommended.

LOCATION

Situated to the south of Oxted, Home Park is a short walk of local shops and Hurst Green Station with regular service of trans to London, West Chart which is part of Limpsfield Common is also a short walk. There are schools for all ages in the area including Hurst Green Infant School and Holland Junior Schools in Hurst Green and Hazelwood Independent School for year 1 to 13.
The Mill Lane Playing Fields are easily accessible and provide tennis courts, an athletics track and football pitches as well as a sports and social club.
Oxted Town Centre is just over a mile away with more comprehensive shopping facilities, a Health Centre, library, Everyman Cinema and the Barn Theatre.

M25 access from junction 6, about a ten minute drive.

GROUND FLOOR

A double glazed door with side window opens to the hall.

ENTRANCE HALL

With cloak/meter cupboard, stairs to the first floor and door to the reception/dining room.

RECEPTION/DINING ROOM

A double aspect double glazed room including double doors to the back garden. Radiators, shelves in recess, wood effect flooring and access to the kitchen.

KITCHEN

Fitted with a range of Shaker style base and wall units, Stainless steel sink unit, plumbing for a washing machine, space for fridge/freezer, space for slot in electric cooker with stainless steel extractor over. Cupboard with gas boiler for central heating and hot water, part tiled walls and double glazed window.

FIRST FLOOR

LANDING
With hatch to the loft space.

BEDROOM ONE
With radiator, double glazed window and wardrobe cupboard.

BEDROOM TWO
A double bedroom which has been divided by the present owners to provide two smaller areas, potential buyers may like to reinstate as one room or use one area as a single bedroom and the other as a dressing room/home office/playroom. There are double glazed windows, a radiator and wardrobe.

BATHROOM
With enclosed bath, hand basin, w.c., heated towel rail, part tiled walls and double glazed window.

OUTSIDE

GARAGE
There is a single garage in bloc nearby.

THE GARDEN
To the front is a lawn with bin store. Gated shared side access to the back garden with paved patio, raised flower beds and garden tap.

SERVICES
Mains gas, water, electricity, and drainage.

COUNCIL TAX
Tandridge District Council - Band D









EPC Rating- C

Hurst Green



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Ground Floor	First Floor	Garage
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
386 sq ft	346 sq ft	120 sq ft
(35.87 sq m)	(32.18 sq m)	(11.18 sq m)

Approximate Gross Internal Area (Excluding Garage) = 68.05 sq m / 733 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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