Payne & Co.



1 Hallsland Way

Hurst Green Hurst Green RH8 9AL

Freehold

£950,000

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Situation
The property is situated close to the village green and within comfortable walking distance of Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive 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. 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/Directions
From Godstone on the A25 at the traffic lights under the viaduct, take the right hand turning into Woodhurst Lane. Continue in a southerly direction ignoring all left and right hand turnings. Eventually you will arrive at the village green - proceed straight on at the mini roundabout, over the sleeping policeman and Hallsland Way is on the right hand side. As you enter Hallsland Way you will see a slip road to the left and No. 1 is the second house.
For Sat Nav: use RH8 9AL

To Be Sold
A substantial family home overlooking the village green and within a few minutes walk of Hurst Green mainline station. The property offers 5 double bedrooms / 5 bathrooms with the accommodation being very versatile PLUS a useful detached one bedroom annexe comprising self-contained accommodation of open plan kitchen / sitting room, large bedroom en-suite shower room. Additionally there is ample off road parking and the property is available with NO ONWARD CHAIN.

Enclosed Entrance Porch

Entrance Hall
LVT wood effect flooring, stairs to first floor, built-in cloaks cupboard.

Living Room
Range of fitted cupboards, large window recess with made to measure window shutters, outlook over village green.

Study
Outlook over village green, LVT wood flooring.

En-Suite Shower Room
Enclosed shower cubicle, chrome heated ladder towel rail, low suite w.c, shelved recess.

Lounge/Breakfast Room
LVT wood flooring, double doors leading to composite decked garden area, connecting door to study, built-in shelved cupboards, steps down to;

Dining Room
Bay window with made to measure window shutters, outlook over village green, LVT wood flooring.

Kitchen
One and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, extensive range of worktops, integrated AEG dishwasher, 5 ring induction hob with cooker hood above, 2 x integrated double ovens, recess for American style fridge freezer, LVT wood flooring.

Cloakroom
Low suite w.c, corner wash hand basin, LVT wood flooring.

Covered Side Passage Way
Front and rear doors, circular sink, plumbing available for washing machine and separate dryer wall mounted Ideal Zanussi gas fired central heating boiler. Door to;

Garage (currently used for storage)
Fully shelved with electric light and power.

Stairs to First Floor Landing
Trap to loft, built-in airing cupboard.

Bedroom One
Outlook over village green, range of fitted wardrobe cupboards with sliding mirror doors.

En-Suite Shower Room
Enclosed shower cubicle, low suite w.c, large vanity unit, fully tiled, high level chrome heated ladder towel rail.

Bedroom Two
Outlook over village green.

En-Suite Shower Room
Low suite w.c, wash hand basin, enclosed shower cubicle.

Bedroom Three
Outlook over the rear garden.

Bedroom Four
Outlook over rear garden

Bedroom Five
Outlook over rear garden and beyond.

En-Suite Shower Room
Enclosed shower cubicle, wash hand basin, low suite w.c., LVT wood effect flooring.

Family Bathroom
Modern white suite of enclosed bath with mixer tap and hand shower attachment with rain shower over, chrome heated ladder towel rail, low suite w.c, corner wash hand basin.

Detached and Self-Contained Annexe
Accessed via a covered walkway and Air Conditioned with underfloor heating and fully double glazed dual tilt / opening floor to ceiling windows (with fitted blinds) and fire exit / stairs to garden. the annexe comprises sitting room/kitchen, laminate flooring, single bowl single drainer stainless steel sink unit, 4 ring electric hob and oven below, plumbing available for washing machine, appliance space, wall and base cupboards.
Jack & Jill shower room - full width shower cubicle, low suite w.c, pedestal wash basin. Electric heating throughout.

Outside
To the front of the property there is ample off-road tarmac parking for 10 + cars.
The rear garden has a large composite decked entertaining area, two large garden stores and adjacent potting shed, level area of lawn with boundary shrub borders and is well secluded from neighbouring properties.

Tandridge District Council Tax Band F





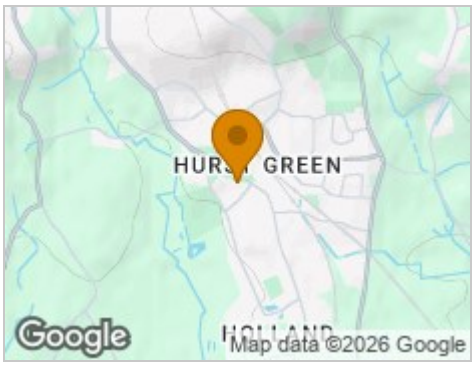

Road Map



Hybrid Map



Terrain Map



Floor Plan



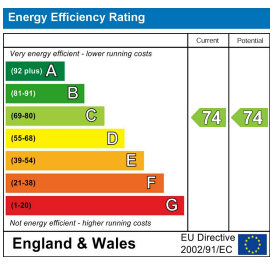
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1147285)

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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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