

# Payne & Co.



**24 Williams Road**

**Freehold**

**Hurst Green Oxted RH8 9BF**

**£690,000**



# 24 Williams Road

Hurst Green Oxted RH8 9BF

£690,000



## Situation

Located in a recently completed development within walking distance of local shop and Hurst Green mainline railway station (London 40 mins). Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service 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

Postcode for Satnav RH8 9BF. When you enter the development, turn immediately right and no. 24 will be seen on your left hand side.

## To Be Sold

Located on the edge of the ever-popular development of Meridian Square, this three-storey family home which is the former Show Home, offers extremely versatile accommodation. The property is offered to the market in excellent decorative order and enjoys an attractive garden, garage and is within walking distance to the Mainline Station.

## Entrance Hall

Ceramic tiled flooring, stairs to first floor.

## Cloakroom

Low suite w.c, chrome heated ladder towel rail, vanity unit, tiled flooring.

## Open Plan Kitchen/Family Room

Kitchen with white laminate faced units comprising sunken bowl sink unit, integrated appliances including Indesit washer/dryer, fridge freezer, stainless steel 5 ring gas hob with cooker hood above, stainless steel double oven, naturally opening to;

Family room - a most bright and spacious room with feature bi-folding doors leading to rear garden, deep storage cupboard under stairs, part vaulted ceiling with three velux windows.

## Stairs to First Floor Landing

Deep built-in airing cupboard housing hot water cylinder and ample storage.

## Family Room

(Could be utilised as a further bedroom) Double aspect room.

## Study

Rear aspect window.

## Bedroom One

Juliette balcony to front, range of fitted wardrobe cupboards with sliding doors.

## En-Suite Shower Room

Large enclosed shower cubicle, pedestal wash basin, low suite w.c, fully tiled walls.

Tel: 01883 712261

### **Bedroom Two**

Rear aspect window.

### **Stairs to Second Floor Landing**

Trap to loft.

### **Bedroom Three**

Front aspect window with attractive views.

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

Large, enclosed shower cubicle, pedestal wash basin, low suite w.c, chrome heated ladder towel rail, fully tiled walls.

### **Bedroom Four**

Rear aspect window.

### **Family Bathroom**

White suite of enclosed bath, low suite w.c, pedestal wash hand basin, chrome heated ladder towel rail, fully tiled walls.

### **Outside**

To the front of the property there is parking for one vehicle leading to an attached single garage

with up and over door, rear personal door, light and power and wall mounted gas fired central heating boiler. To the front driveway there is a useful car charger.

The attractively laid rear garden enjoys paved patio leading to area of lawn, various mature shrubs and is fully enclosed with boundary fencing.

**Tandridge District Council Tax Band G**



## Road Map



## Hybrid Map



## Terrain Map



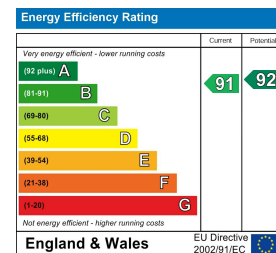
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.