

# Payne & Co.



## 2 Nunappleton Way

Hurst Green Oxted RH8 9AW

£3,000 Per Month



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## Situation

Nunappleton Way is a cul-de-sac close to the village green and within walking distance of a junior school, local shops and post office. Also within walking distance is Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive away 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 schools for all age groups are present within the area. Sporting and recreational facilities are generally available within the district. For the M25, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location

On the A25 at the junction with Morrisons Supermarket on your left hand side, turn right into Woodhurst Lane. Continue along Woodhurst Lane ignoring all left and right hand turnings for approximately one mile and you will come to a mini roundabout at Hurst Green village green. Proceed straight over and after about 0.3 miles take the left hand turning onto Nunappleton Way.

## To be Let

A characterful semi-detached house with spacious accommodation over 3 floors complimented by a south facing garden and located just off the

village Green, within easy walking distance to the mainline Station ( London 34 mins). The property is available from the end of September.

## Enclosed Entrance Porch

With front door leading to hallway.

## Hallway

Featuring useful built in storage with stairwell leading to first floor landing.

## Kitchen/Breakfast Room

Stylish kitchen featuring marble worktops, an island and a wooden breakfast bar, complemented by vintage-style tiled flooring and a characterful brick alcove. Fitted with a range of stylish wall and base units, an under-mounted Belsize sink, and integrated appliances including a fridge/freezer and washing machine. Further benefits include a large range cooker, bi-fold doors opening onto the rear garden, and internal doors leading through to the dining room.

## Dining Room

Comfortably sized dining room featuring wooden flooring and a characterful brick fireplace with an ornamental wood burner.

## Lounge

Reception room featuring a bay window to the front aspect, complemented by a feature fire surround and wooden flooring.

## First Floor Landing

Bespoke storage is fitted beneath the staircase,

with the stairwell rising to the second-floor landing.

### **Bedroom One**

Double bedroom with decorative fireplace, built in wardrobe and storage unit, wooden flooring and views to the rear of the property.

### **Bedroom Two**

Double bedroom with open fire surround, wooden flooring, overlooking the front of the property.

### **Bathroom**

Attractively finished bathroom overlooking the rear of the property, featuring a freestanding bath with handheld shower attachment and a walk-in shower. Further comprising a wash hand basin, low-level W/C, built-in storage, and a heated towel rail.

### **Second Floor Landing**

Large built in storage cupboard with lighting and doors leading to:

### **Bedroom Three**

Well-appointed double bedroom enjoying a

dual-aspect, with a useful storage cupboard built into the eaves.

### **Shower Room**

Modern shower room overlooking the rear of the property, with walk in shower, wash hand basin, low level W/C and radiator with towel rail.

### **Garage**

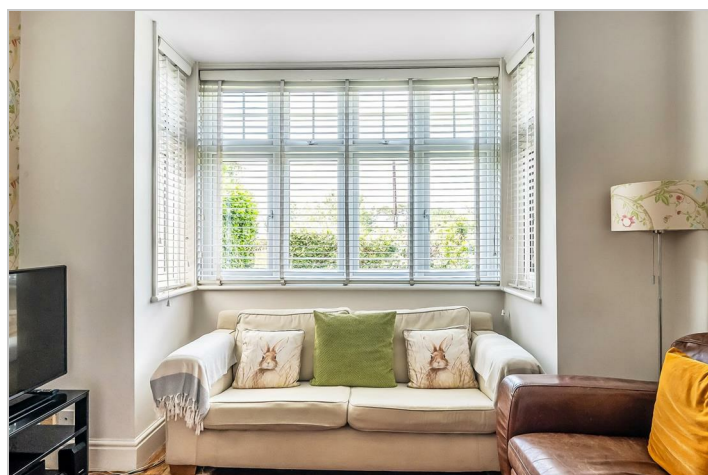
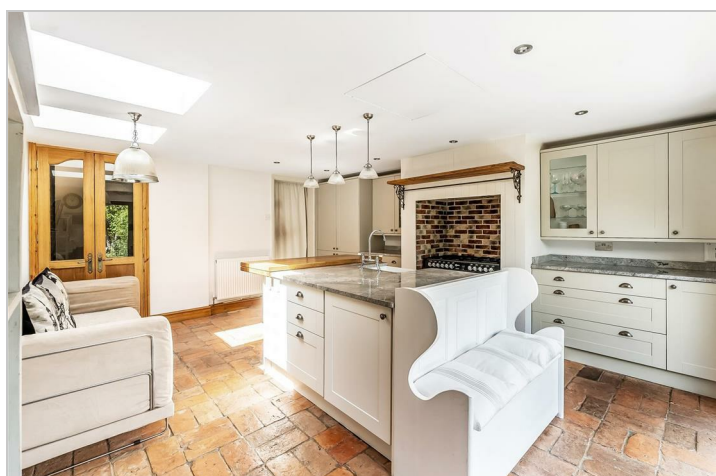
Single garage with power, side entrance and houses freestanding freezer.

### **Outside**

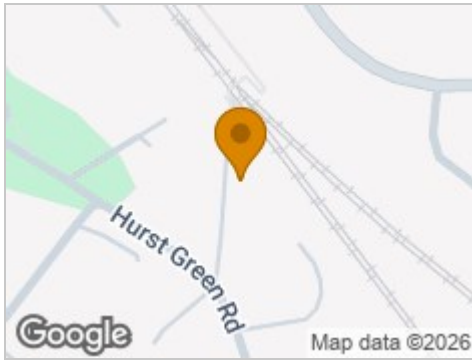
To the front of the property is an enclosed garden, predominantly laid to lawn, with a pathway leading to the entrance porch and side access through to the rear garden.

The attractive rear garden is also mainly laid to lawn and features mature planting, a summer house, and a driveway leading to the garage. Double gates provide access to a further enclosed rear courtyard, which accommodates a greenhouse and can be accessed via The Hawthorns.

### **Tandridge Council Tax E**



## Road Map



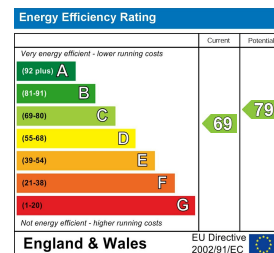
## Floor Plan



## 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



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