

Payne & Co.



71 Hazelwood Road

Hurst Green RH8 0JA

Freehold

Price Guide £325,000



71 Hazelwood Road

Hurst Green RH8 0JA

Price Guide £325,000



Situation

Close to open countryside and within walking distance of Hurst Green railway station with service to East Croydon and London. Oxted town centre 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

Approaching Oxted on the A25 from Godstone, remain on the A25 passing through the traffic lights (Morrisons supermarket on the left). Continue on the A25 to the second set of traffic lights and turn right into Wolfs Row. Proceed in a southerly direction, down Pollards Hill and take the right hand turning into Boulthurst Way. Turn left into Hazelwood Road, follow the road round and the property is on the left hand side.

To Be Sold

A 3 bedroom house located within a popular residential area and close to the mainline station available to the market with NO ONWARD CHAIN.

Entrance Hall

Built-in meter cupboard, stairs to first floor, opening to:

L-shaped Lounge/Dining Room

Low level cupboard under stairs, door to rear garden.

Kitchen

Range of modern eye and base level storage units, work surfaces, tiled floor, insert single bowl sink with mixer tap, tiled splashbacks, washing machine, gas cooker, upright fridge/freezer, cupboard housing Potterton gas fired boiler.

First Floor Landing

Access to loft (part boarded with electric light and loft ladder).

Bedroom One

Two wardrobe recesses.

Bedroom Two

Bedroom Three

Including built-in cupboard over stairs.

Bathroom

Modern white suite comprising bath with wall mounted Triton shower over, close coupled w.c., wash hand basin, heated towel rail, extractor, ceiling spotlights.

Outside

Front garden is a mainly shingled space with a footpath leading to the front door and several shrubs. The rear garden is predominantly laid to lawn with several flower beds, mature shrubs, outside tap, outside light, power point and garden shed .

Garage in block close by

Up-and-over door. Located in the corner of the right hand block, second garage from the far end.



Road Map



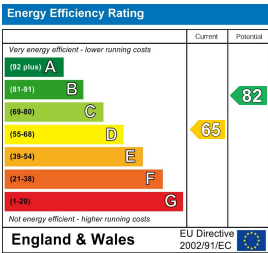
Floor Plan



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.