

# Payne & Co.

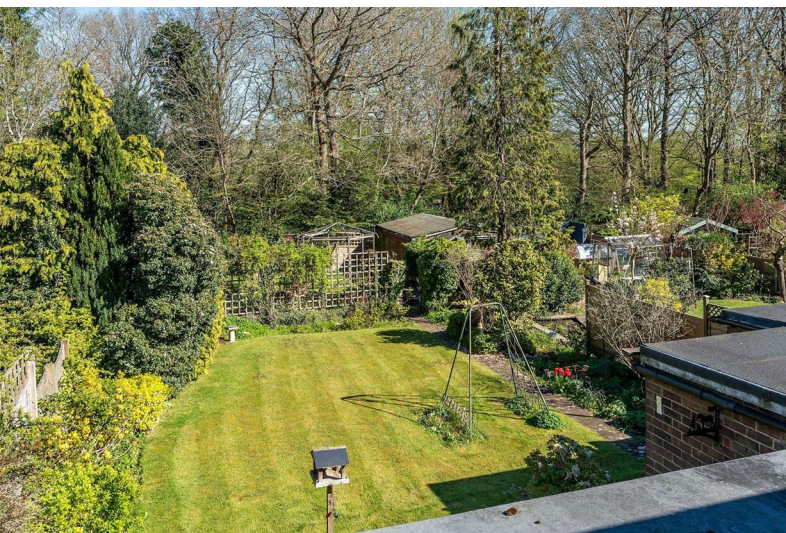


**49 Chestnut Copse**

Hurst Green Oxted RH8 0JJ

**Freehold**

**£565,000**



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## Situation

Located in a popular residential address convenient for Hurst Green mainline railway station with service to East Croydon and London. Hurst Green has both an infant and junior school. Oxted town centre is approximately two miles and offers a wide range of shopping facilities together with leisure pool complex, cinema and library. 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, at the traffic lights (Morrisons supermarket on the left) proceed straight on to the second set of traffic lights at Limpsfield. Turn right into Wolfs Row which becomes Pollards Wood Hill and the Red Lane. Eventually turn right into Chestnut Copse.

## To Be Sold

Available with NO ONWARD chain is this semi detached home located in a popular address requiring some modernisation and offers scope to extend (STPP). The property benefits from ample off road parking and a good size garden

## Front Door Leading to Hallway

Understairs cupboard, doors to.

## Cloakroom

Bi-fold door, side aspect double glazed frosted window, corner wash hand basin with mixer tap, low suite w.c.

## Kitchen

Rear aspect window to Sun Room, wood effect laminate work surfaces, low level drawers and cupboards, matching wall mounted cupboards, aluminium sink with mixer tap, freestanding electric double oven with hob over and extractor above, space for dishwasher and washing machine, wall mounted gas fired boiler, door to larder cupboard with high level window to Sun Room, shelved, wood effect flooring.

## Sun Room

A lovely bright room with two skylight windows, double glazed windows and French doors leading to rear garden and single double glazed door leading to rear garden, tiled flooring, step up to lobby with door to;

## Store/Utility Room

Double glazed window to rear garden, space for fridge freezer, tumble dryer, rear aspect window.

## Sitting Room/Dining Room

Front aspect double glazed window, fireplace with coal effect fire, natural opening to Dining area with rear aspect door into Sun Room.

Tel: 01883 712261

### **Stairs to Landing**

Side aspect double glazed window, storage cupboard, airing cupboard housing hot water tank, trap to loft.

### **Bedroom One**

Front aspect double glazed window, two built-in wardrobe cupboards with hanging rails, with adjoining high level cupboard.

### **Bedroom Two**

Rear aspect double glazed window, built-in wardrobe cupboard with hanging rail and high level cupboard.

### **Bedroom Three**

Rear aspect double glazed window, wardrobe cupboard with hanging rail.

### **Bathroom**

Front aspect double glazed frosted window, three piece white sanitary suite comprising low level wc, sink with mixer tap and storage below, corner shower cubicle with Aquastream shower, heated towel rail.

### **Outside**

Single garage with driveway parking for two cars, area of lawn with flower/shrub borders.

The rear garden arranged in two sections comprises a patio with steps leading to a large area of lawn with flower and shrub borders and a pathway leading to the second section. Trellis dividing the two areas with climbing shrubs, beyond there is an area of lawn, pond with adjacent small patio area, rear gate leading to woodland.

### **Tandridge District Council Tax Band D**



Road Map



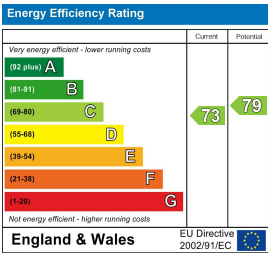
Floor Plan



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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