

Payne & Co.



2 Hallsland Way

Hurst Green RH8 9AL

Freehold

**Offers In The Region Of
£850,000**



2 Hallsland Way

Hurst Green RH8 9AL

Offers In The Region Of £850,000



Situation

The property is situated on the pretty village green and a five minute walk to Hurst Green mainline railway station with regular service to London, taking around 40 minutes. Oxted town centre is one mile away and offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

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

For Sat Nav: use RH8 9AL. 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. You will arrive at the village green - proceed straight on at the mini roundabout, over the speed bump 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. 2 is the first house.

To Be Sold

A stylishly presented and extended family home offering well planned accommodation on a plot that provides a generous amount of off road parking and a sunny south-west facing rear garden.

Front Door

Leading to;

Entrance Hallway

Front aspect frosted double glazed window, wooden flooring, radiator, ceiling spotlights, stairs to first floor, door to;

Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite (comprising shower enclosure with integrated Aqualisa controls, wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and dual flush), chrome heated towel rail, ceramic tiled flooring, ceiling spotlights.

Bedroom

Front aspect double glazed bay window, plantation shutters, radiator, Amtico flooring, stone fireplace with coal effect gas fire.

Sitting Room

Rear aspect double glazed French doors and double glazed picture window, wooden flooring, ceiling spotlights, two radiators, under stair cupboard (gas and electricity meters).

Large Open Plan Kitchen / Dining Room

Rear aspect double glazed French doors, Velux roof light, marble effect work surfaces with range of high gloss eye and base level units together with matching central island (incorporating seating and pendant lighting), inset 5 ring stainless steel hob with matching extractor over, integrated appliances of three ovens, microwave, freezer, space for tall fridge freezer, Amtico flooring, radiator, ceiling spotlights, door to;

Tel: 01883 712261

Utility Room

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled WC with dual flush, wash hand basin with mixer tap and storage below) matching work surfaces to kitchen, space and plumbing for washing machine and tumble dryer, wall mounted Valliant boiler, ceiling spotlights, Amtico flooring.

First Floor Landing

Ceiling spotlights, loft hatch, doors to;

Bedroom

Front aspect double glazed window, plantation shutters, radiator, integral storage.

Bedroom

Front aspect double glazed window, radiator, ceiling spotlights.

Bedroom

Rear aspect double glazed window, radiator, ceiling spotlights.

Bathroom

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising bath with mixer tap and hand shower attachment, wash hand basin with mixer

tap and storage below, close coupled WC with hidden cistern and dual flush), radiator, ceramic tiled flooring, ceiling spotlights.

Outside

To the front of the property there is a generous provision of block-paved off road parking.

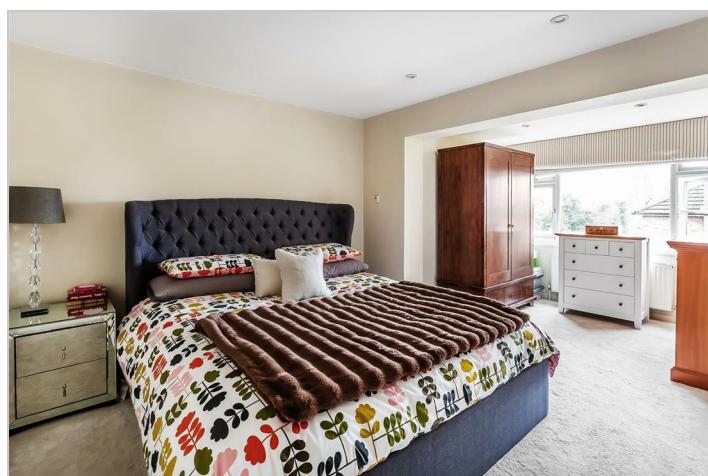
The sunny south-westerly rear garden has been designed to showcase an attractive timber veranda that extends the full width of the property from where three steps lead down to the remainder of the garden. This fence enclosed space is given over to lawn, shrub filled borders and boasts a newly completed sandstone paved patio. Side access.

To the left hand side of the property there is a garage with up and over door.

Notes

Please note that planning consent has been obtained for the erection of single storey porch, first floor side extension and first floor rear extension as detailed on Tandridge District Council planning application reference TA/2022/127

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



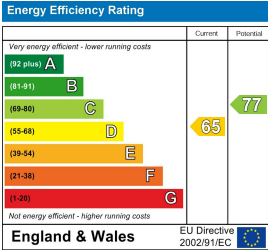
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.