Payne&Co.



13 Hallsland Way

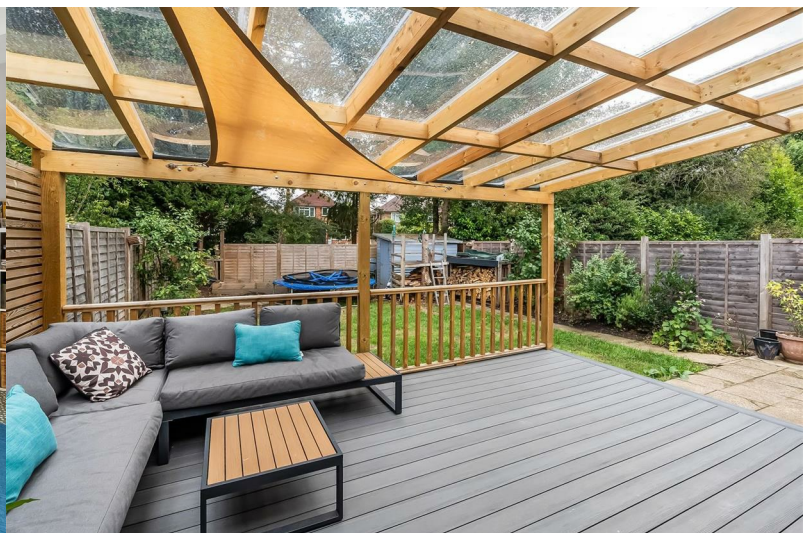
Freehold

Hurst Green Hurst Green RH8 9AL

£560,000

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£560,000





Situation

Located in a quiet cul-de-sac just off the village green and within comfortable walking distance of local shops, junior schools and Hurst Green railway station offering regular commuter service to Croydon and London. Oxted town centre offering a wider range of facilities is approximately one-and-a-half miles and access to the M25 motorway (junction 6) is about five miles.

Location

Turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue until reaching Hurst Green, proceed straight on at the mini roundabout and Hallsland Way is the first turning on the right.

To Be Sold

Situated in a quiet cul-de-sac, this three-bedroom family home is conveniently located just 350 metres (a five-minute walk) from Hurst Green railway station. Offering excellent potential for further enlargement (STPP) the property benefits from approved planning permission for a loft conversion. Additional features include a detached home office, ideal for remote working, and well-maintained gardens designed for both family living and entertaining.

Hallway

Wood-effect flooring runs throughout the ground floor. The welcoming entrance hall features a useful storage cupboard for outdoor wear and houses the Vaillant boiler. Additionally there is understairs storage and a designated area for coats. Doors lead to the ground floor accommodation, while stairs rise to the first-floor landing.

Kitchen/Dining Room

The kitchen comprises a stylish range of modern wall and base units with wooden worktops, open shelving, and a one-and-a-half bowl sink. Integrated appliances include a dishwasher, electric hob with extractor hood, single oven, microwave, fridge, and freezer. Open-plan to a dining area, the space enjoys a pleasant rear aspect, with large patio doors opening onto the decking and garden beyond. An opening leads seamlessly through to the sitting room, creating an ideal layout for modern family living and entertaining.

Sitting Room

A large bay window overlooks the front aspect, while recessed shelving and a feature wood-burning stove with wooden mantel and slate hearth create an attractive focal point.

Cloakroom/Utility Room

Cloakroom comprising a low-level W/C, wash hand basin with vanity unit, and heated towel rail. The room also provides a practical laundry

area with shelving and space for a washing machine.

First Floor Landing
Doors to first floor accommodation and loft hatch.

Bedroom One
Double bedroom with views to the rear of the property.

Bedroom Two
Double bedroom with views to the front of the property.

Bedroom Three
Single bedroom over looking the front of the property.

Bathroom
With a rear aspect, the modern white suite comprises a panelled bath with overhead rainfall shower and handheld attachment, low-level W/C, wash hand basin with vanity unit, and a heated towel rail.

Outside
To the front, a driveway provides access to the garage and side gate, with an electric vehicle charging point and shingled frontage.

The rear garden features a raised deck with a timber-framed awning and patio area, ideal for outdoor dining and entertaining. The remainder is laid to lawn with attractive flower bed borders. Additional benefits include a garden shed and a detached home office with power, lighting, and internet connection.

Garage
Single garage with up and over door, power and lighting.

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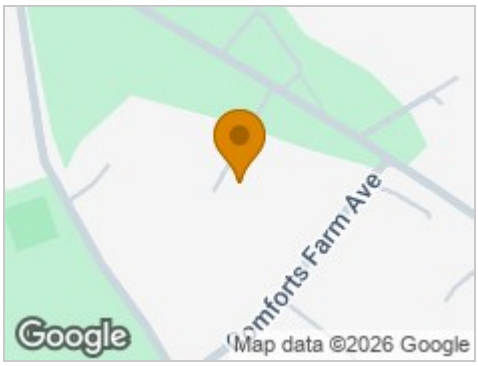




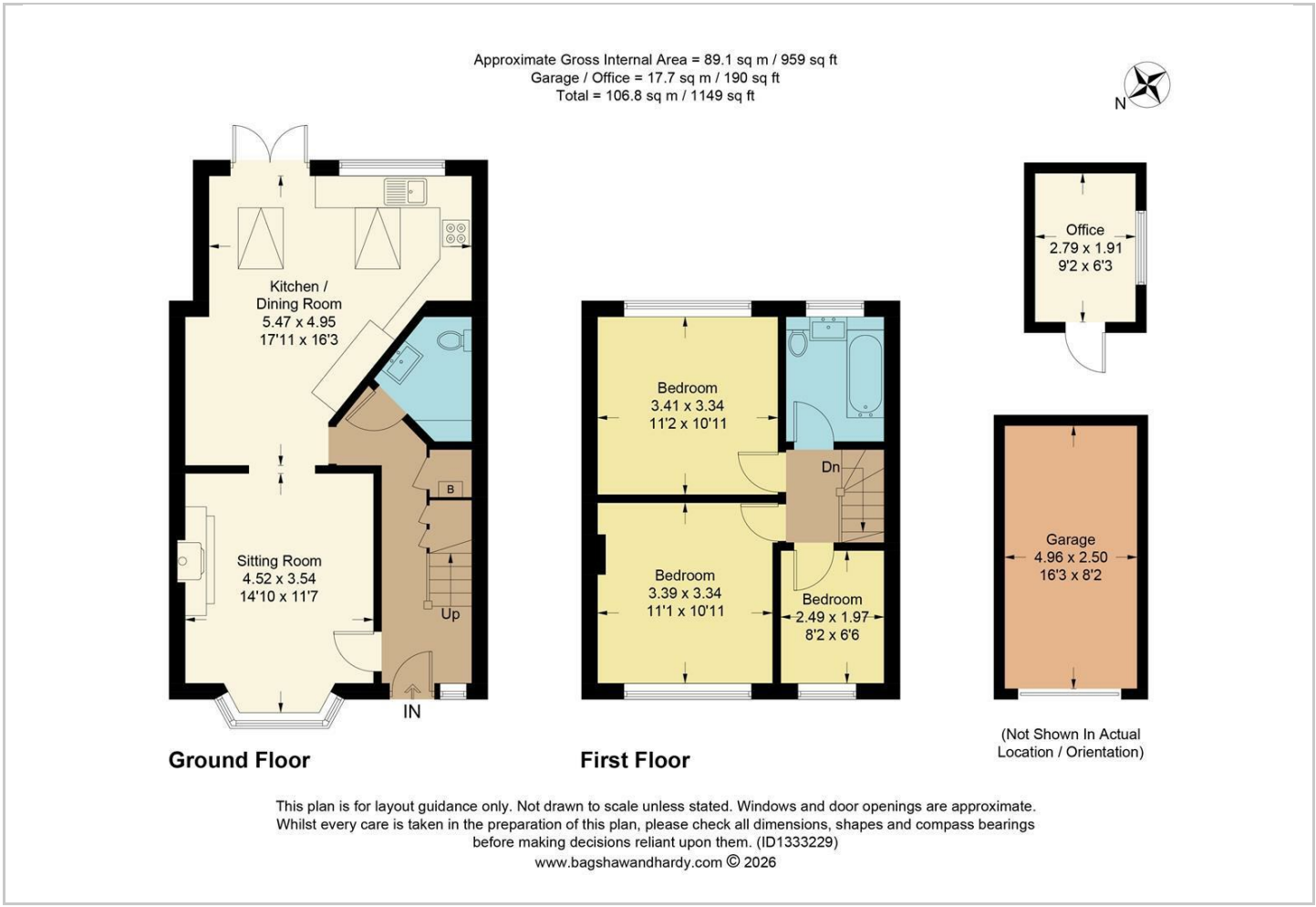




Road Map



Floor Plan

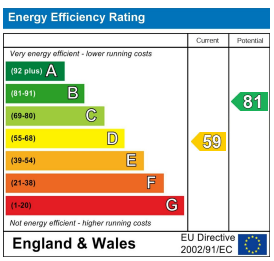


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1333229)
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Viewing

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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11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com