

# Payne & Co.



**8 Greenhurst Lane**

Hurst Green RH8 0LB

**Freehold**

**£1,025,000**



# 8 Greenhurst Lane

Hurst Green RH8 0LB

£1,025,000



## Situation

Positioned in a secluded plot, yet within easy access of Hurst Green commuter railway station (London 40 min) and local main roads (A25 and M25).

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, 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).

## Location/Directions

For SatNav use: RH8 0LB. On turning into Greenhurst Lane from the eastern end, proceed westerly for around 90 metres and take the right hand turn, which serves four properties including No. 8.

## To Be Sold

Offered with NO CHAIN, a spacious family home occupying an established 1/3 acre plot that could benefit from some modernisation throughout. Further benefits include double garage, off road parking for numerous vehicles and secluded aspect.

## Front Door

Leading to;

## Entrance Lobby

Door to under stair cloaks cupboard, double doors to;

## Entrance Hall

Warm air vent, ceiling spotlights, doors to (stairs to first floor);

## Dining Room

Front aspect double glazed window, warm air vent, serving hatch.

## Sitting Room

Front aspect double glazed window and rear aspect patio doors, fireplace, warm air vent.

## Cloakroom

Rear aspect frosted window, two piece sanitary suite (comprising close coupled wc and wash hand basin).

## Kitchen

Rear aspect window, range of eye and base level units, work surfaces (matching breakfast bar), with inset four ring Neff hob (extractor over) and inset 1½ bowl sink, drainer and mixer tap, integrated appliances of fridge, dishwasher, oven and microwave, warm air vent, door to;

## Rear Lobby

Doors to rear garden and integral garage, door to;

## Utility Room

Rear aspect window, ceramic tiled flooring, work surface, eye and base level units, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer.

## First Floor Landing

Front aspect double glazed window, airing cupboard (slatted shelves and hot water tank), doors to;

## Bedroom

Front aspect double glazed window, warm air vent, ceiling spotlights, range of fitted wardrobes, high level lockers, drawers and dressing table.

Tel: 01883 712261

### **Bedroom.**

Front aspect double glazed window, warm air vent, cupboard storage.

### **Bedroom..**

Rear aspect window, warm air vent, cupboard storage.

### **Bedroom...**

Rear aspect window, warm air vent, cupboard storage.

### **Family Bathroom**

Rear aspect frosted window, three piece sanitary suite (comprising bath with mixer tap and hand held shower attachment, close coupled w.c, wash hand basin with mixer tap and storage below).

### **Shower Room**

Rear aspect frosted window, two piece sanitary suite (comprising wash hand basin with mixer tap, shower enclosure with integrated Aqualisa controls).

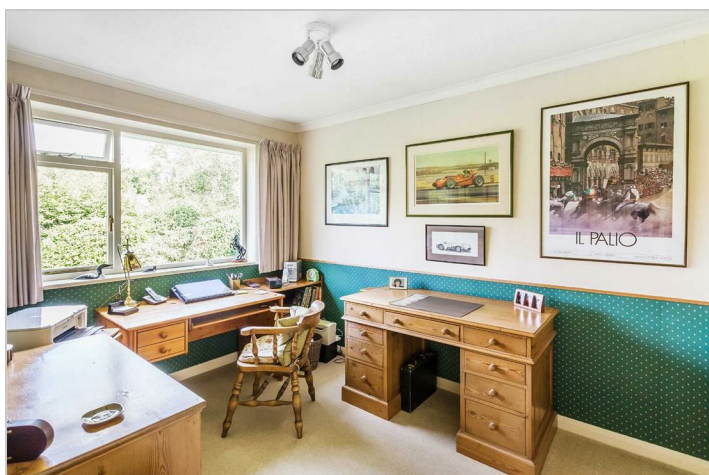
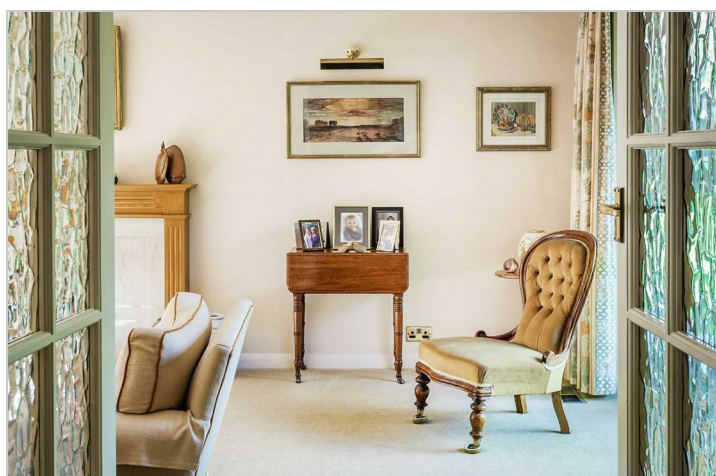
### **Outside**

Front Garden - the property is very well screened from Greenhurst Lane by mature laurel hedging and the property enjoys access via a mini roundabout that also serves a small number of other properties directly off Greenhurst Lane. There is a large driveway providing off

road parking for numerous vehicles together with an approach to the double garage. The remainder of the front garden comprises areas of lawn with various well stocked shrub beds.

Rear Garden - predominantly laid to lawn with various shrub beds and borders, this hedge and fence enclosed space also has a shed to the right hand side of the property and a greenhouse in the rear left hand corner. To the left hand side of the plot there are two attractive coniferous trees.

The integral garage has an electric up and over garage door and is fitted with several storage units and work surface along one side. The gas-fired boiler together with gas and electricity meters can be found here.



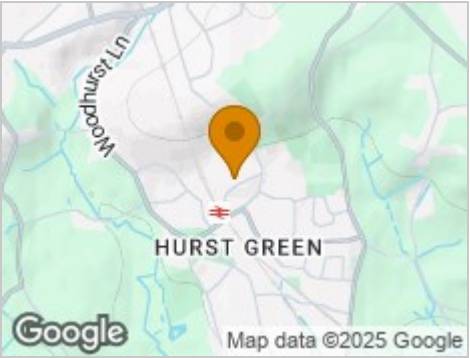
Road Map



Hybrid Map



Terrain Map



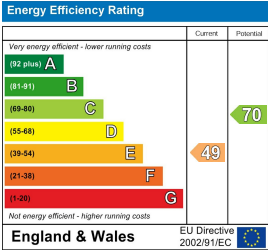
Floor Plan



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