

Payne & Co.



11 Bromford Close

Hurst Green RH8 9JF

Freehold

£675,000



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Situation

The property is situated in a small cul-de-sac close to the village green and within comfortable walking distance of Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive away and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. 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

For SatNav use: RH8 9JF

To Be Sold

Situated in a quiet cul-de-sac this family home offers a wide range of fabulous features including large kitchen / dining space, en-suite to the main bedroom and study. Hurst Green commuter railway station (London 40 mins) is only a 5 minute walk away.

Hallway

Ceramic tiled flooring, doors to (stairs to first floor and openings into);

Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c, with hidden cistern and button flush, wash hand basin with mixer tap), ceramic tiled flooring, chrome heated towel rail.

Sitting Room

Front aspect double glazed windows, radiator, fireplace (NB gas fire not working), understair cupboard, ceiling spotlights.

Kitchen

Front aspect double glazed window, double glazed roof lantern (electrically operated opener), range of eye and base level units with black granite surfaces and matching central island, two integrated wine coolers, space for dishwasher, range cooker with extractor over, space for American style fridge/freezer, door to (and opening to);

Study

Side aspect double glazed window and door, radiator, ceiling spotlights, wood flooring, wall mounted boiler, cupboard (housing washing machine and tumble dryer).

Dining Room

Rear aspect double glazed French doors, ceiling spotlights, ceramic tiled flooring, radiator, opening to;

Living Room

Rear aspect double glazed French doors, radiator, ceramic tiled flooring, ceiling spotlights, integral storage.

First Floor Landing

Loft access, doors to;

Bedroom

Front aspect double glazed window, radiator ???, integral storage, door to;

En-Suite Shower Room

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c, with dual flush, wash hand basin with mixer tap and storage below, shower enclosure with integrated controls), ceiling spotlights, extractor fan.

Bedroom.

Front aspect double glazed window, radiator.

Bedroom..

Rear aspect double glazed window, radiator.

Bedroom...

Rear aspect double glazed window, radiator, integral storage.

Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising wash hand basin, close coupled w.c, bath with integrated shower over and glass screen), ceiling spotlights, chrome heated towel rail, ceramic tiled flooring, tiled walls.

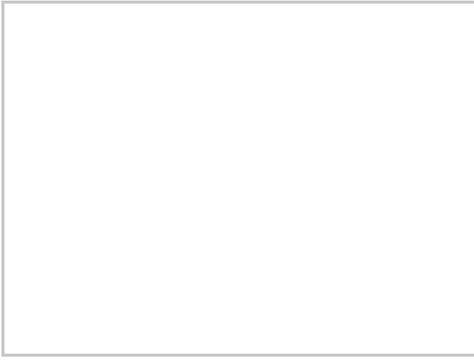
Outside

To the front of the property there is blocked paved off-road parking for 3 - 4 cars depending on size. An electric car charging point (universal type) is fitted.

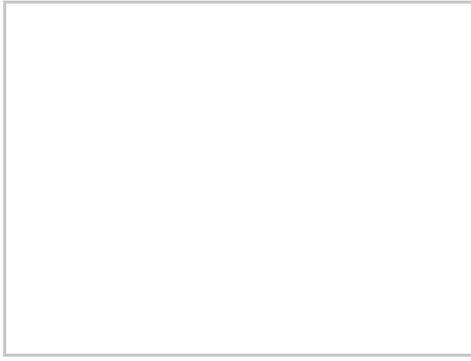
The rear garden, which is a fence or hedge enclosed space, has a patio adjacent to the rear elevation, beyond which there is an area of lawn with shrub and flower beds around the margins.



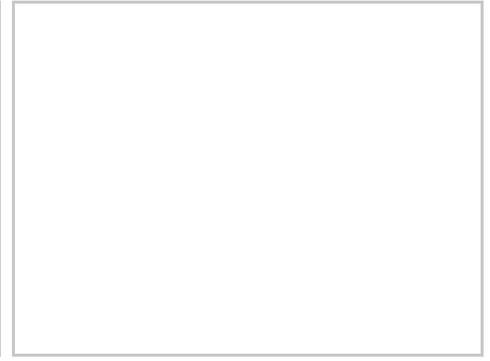
Road Map



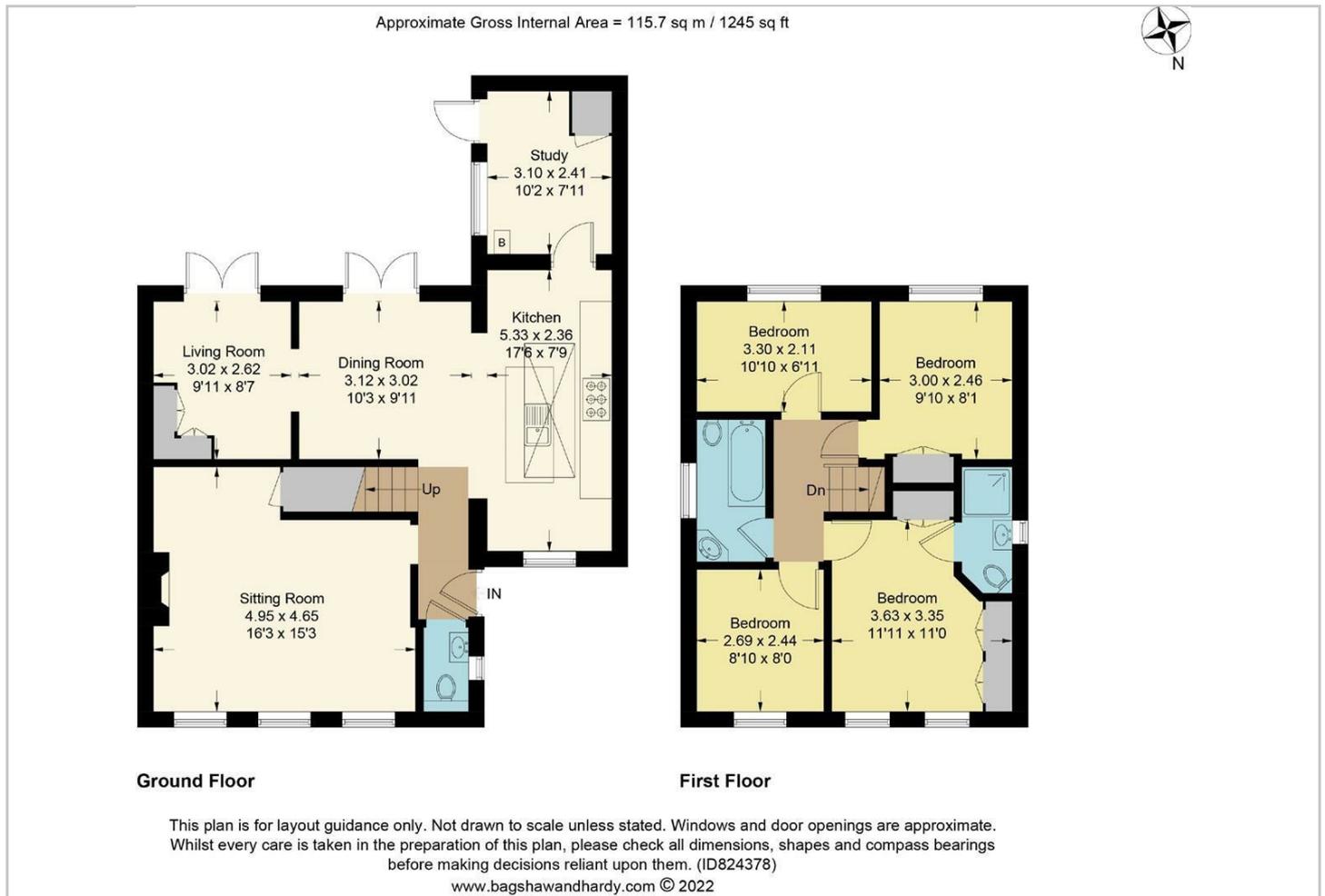
Hybrid Map



Terrain Map



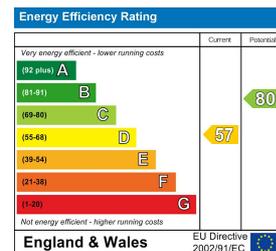
Floor Plan



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



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