Payne&Co.

102 Wolfs Wood

Freehold

Oxted RH8 0HJ

£425,000

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Situation

Located in this popular residential area within walking distance of Hurst Green railway station with local shopping facilities. Local junior schools are close at hand whilst Oxted town centre (approximately one mile distant) offers a wider 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/directions

For SatNav use: RH8 0HJ

From Hurst Green railway station turn left and head along Hurstlands in a north easterly direction, taking the second right turn into Wolfs Wood and the property will be found on the left hand side after a short distance.

To Be Sold

NO CHAIN. A family home benefitting from sunny south westerly facing rear garden and generous amount of off road parking.

Front Porch

Good size enclosed entrance porch, with front door leading to hallway

Hallway

Featuring a built-in under-stairs cupboard providing useful storage, along with a dedicated area for hanging coats. Stairs lead up to the first-floor accommodation.

Kitchen

Fitted with a single sink and drainer, complemented by a range of floor and wall cupboards. There is space for a washing machine and fridge freezer, along with an electric hob and fitted double oven. A door provides access to the conservatory.

Cloakroom

low suite w/c and hand basin

Lounge/Dining Room

A large, double-aspect reception room enjoying views over both the front and rear gardens.

Conservatory

A full-width conservatory with part brick-built walls, featuring two doors opening out to the rear garden.

First Floor Landing

Built in storage cupboard with shelves and access to loft

Tel: 01883 712261

Bedroom One
Double bedroom with views over the rear garden

Bedroom Two
Double bedroom with views over the front garden

Bedroom Three
Single bedroom with views over the front garden

Bathroom
Fully tiled bathroom comprising a paneled bath with shower attachment and electric over-bath shower, WC and wash hand basin.

Outside
The property benefits from a pretty front garden with established planting, bordered by a path leading to the entrance porch and a driveway providing off-road parking for two vehicles.
To the rear, the garden is mainly laid to lawn and includes a small pond, decked seating area and a shed. There is also convenient side access to the rear of the property.

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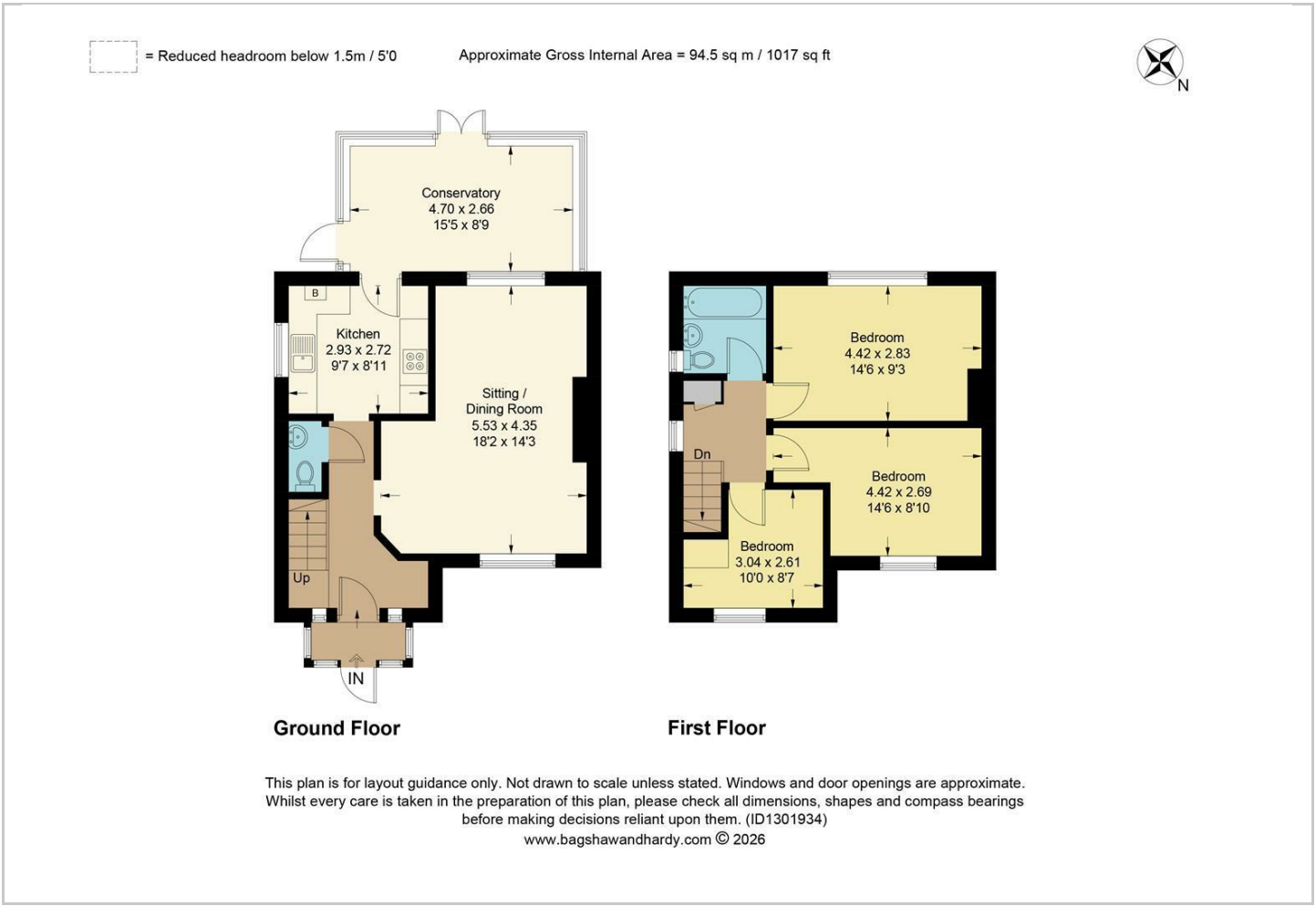
Road Map

Hybrid Map

Terrain Map

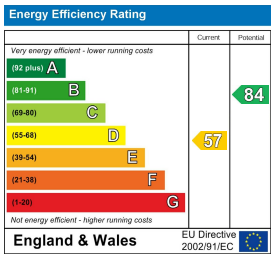
Floor Plan



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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