



1 Orchard Way

Hurst Green Oxted RH8 9DJ

Freehold

£775,000



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Situation

The property is located in a popular residential road within walking distance of Hurst Green mainline station, local shops and schools. Furthermore, it is within a short drive of Oxted town centre offering 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/Directions

From the A25 turn into Woodhurst Lane opposite the entrance to Morrisons supermarket. Continue along Woodhurst Lane ignoring all left and right hand turnings until reaching Hurst Green Village Green and the mini roundabout. Proceed straight across and take the second turning on your right into Comforts Farm Avenue and then the second on your left into Orchard Way and the property will be found immediately on your righthand side.

To Be Sold

A detached property occupying a corner plot and

located in a popular residential road within walking distance of Hurst Green mainline station, local shops and schools.

Front Door Leading to Porch

Cupboard with hanging rail and high level shelves, door to;

Hallway

Wooden flooring, under stairs storage, stairs to first floor, doors to;

Lounge

Rear and side aspect double glazed windows, recess for gas fire (not in use).

Dining Room

Double aspect rear and side window, door to garden, built in book shelves.

Kitchen

Side aspect double glazed window, work surfaces with inset stainless steel sink with drainer and mixer tap, AEG induction hob with extractor over, Bosch single oven below, space for dishwasher and fridge freezer, part tiled walls, wood effect flooring, door to;

Utility Room

Side aspect double glazed window and half glazed door to garden, space for fridge freezer and tumble dryer, space and plumbing for washing machine, door to store cupboard with skylight window and door to outside.

Tel: 01883 712261

Cloakroom

Side aspect frosted double glazed window, low suite w.c, and wash hand basin and eye level shelving.

Stairs to Landing

Hatch to loft.

Bedroom One

Twin aspect double glazed windows, built-in cupboards with range of hanging rails and shelves.

Bedroom Two

Front aspect double glazed window, double door to;

En-Suite Shower Room

Twin aspect double glazed frosted windows, three piece white suite of shower cubicle with Aqualisa shower, wash hand basin with storage below, low suite w.c, heated towel rail, feature tiling.

Bedroom Three

Rear aspect double glazed window, built-in storage cupboards with hanging rail and eye level shelving.

Family Bathroom

Front aspect double glazed frosted window, four piece white suite of enclosed bath with mixer tap, pedestal wash hand basin, bidet, w.c, part tiled walls.

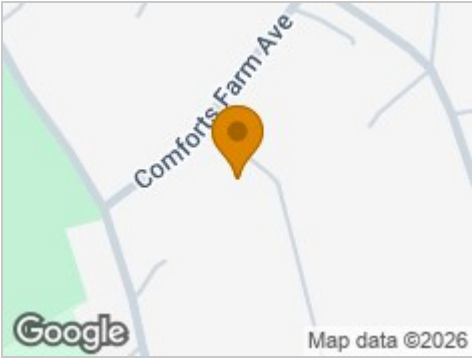
Outside

1 Orchard Way is a corner plot with garden to three sides which is mainly laid to lawn with raised shrub border, several specimen trees, patio area and driveway leading to garage which is to the rear of the property.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



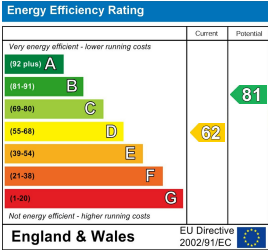
Floor Plan



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



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