

Payne & Co.



45 Holland Road

Hurst Green Oxted RH8 9AU

Freehold

£610,000



45 Holland Road

Hurst Green Oxted RH8 9AU

£610,000



Situation

Set back from Holland Road itself, the property is conveniently situated for the green open space of Hurst Green itself, with Hurst Green railway station (London circa 41 mins) only ten minutes walk away. The main roads of the A25 and M25 are nearby.

Oxted town centre, just under 1.5 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

Location/Directions

For SatNav use: RH8 9AU.

Heading south on Holland Road the property will be found on your left hand side.

To Be Sold

An extended semi-detached house offering deceptively spacious accommodation and benefitting from a particularly long garden of circa 100ft. The property is conveniently located being close to local schools and mainline station (London 35 minutes).

Front Door

Leading to.

Hallway

Stairs to first floor, doors to.

Lounge

Front aspect double glazed window, multi fuel log burning stove, opening to.

Kitchen/Diner

Rear aspect double glazed window and double doors leading to rear garden, three Velux windows, laminate wood flooring, eye and base level units with solid timber surfaces, 5 ring gas hob with oven below, integrated fridge freezer and dishwasher, underfloor heating, door to.

Shower/Utility Room

Fitted cupboards with ample storage space, plumbing for washing machine and space for tumble dryer, large enclosed shower cubicle, vanity unit, chrome heated towel rail, door to.

Study

Front aspect double glazed window, built-in shelving unit.

Stairs to First Floor Landing

Trap to loft, built-in airing cupboard, wall mounted Worcester gas fired boiler.

Bedroom One

Front aspect double glazed window, built-in wardrobe cupboard with high level cupboard over second trap to loft space.

Bedroom Two

Front aspect double glazed window, overlooking over front garden.

Bedroom Three

Rear aspect window overlooking rear garden.

Bathroom

Modern white suite comprising enclosed bath with mixer tap and separate rain shower above together with separate hand shower attachment, low suite w.c, vanity unit with low level fitted cupboard, chrome heated towel rail, laminate flooring.

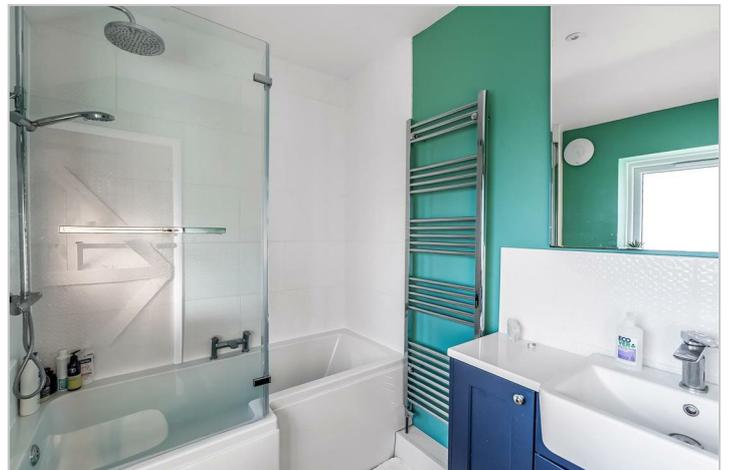
Outside

The front garden, which is set back from the road has a level area of lawn and mature boundary hedging. with a wide side gate providing access to the

REAR GARDEN which is a particular feature extending in all to approximately 100ft and is well secluded from neighbouring properties. There is a large paved patio / entertaining area which naturally leads to a large expanse of lawn with an abundance of mature and well

stocked shrub borders. To the far end of the garden there a useful garden shed.

Tandridge District Council Tax Band D



Road Map



Hybrid Map



Terrain Map



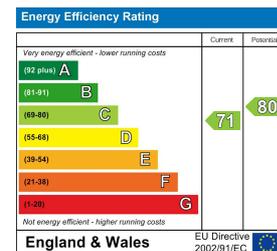
Floor Plan



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.