

# Payne & Co.

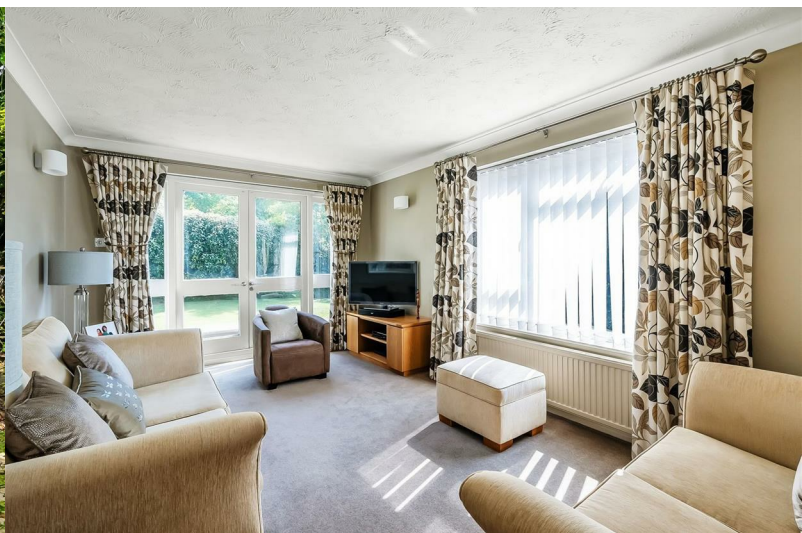
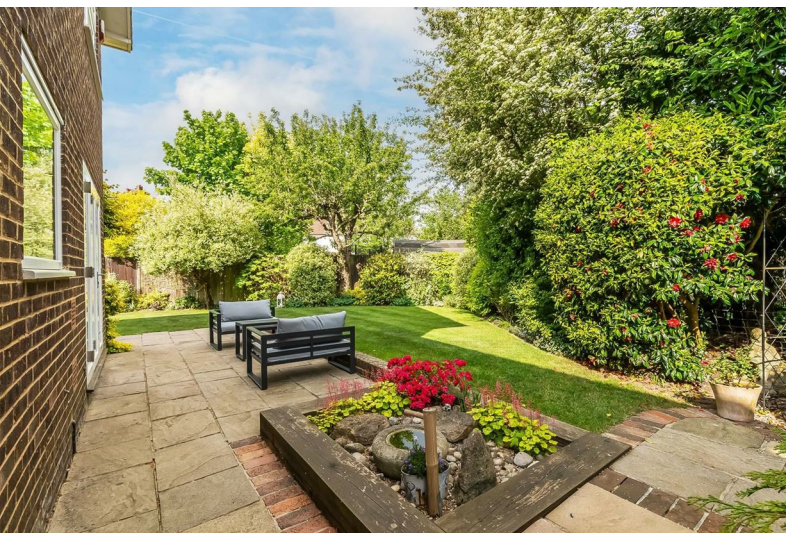


## 3 The Hawthorns

Hurst Green RH8 9PX

Freehold

£695,000





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## Situation

Situated in a highly sought-after location just an 8 minute walk from Hurst Green mainline railway station with regular commuter services to both London Bridge and London Victoria (each taking around 40 minutes). This immaculately presented family home in a quiet no through road offers a generous amount of accommodation including a spacious open-plan living area, fully integrated modern kitchen with stylish cabinetry, utility room, ensuite to the principal bedroom, well-maintained private garden, single garage and driveway parking. NO CHAIN.

Whilst being walking distance to convenience stores, post office and pharmacy in Hurst Green village, Oxted town centre, just over a mile away, offers a wide range of restaurants, boutiques, coffee shops and supermarkets, together with a cinema, leisure pool complex and library.

A ten minute drive to junction 6 of the M25 provides convenient access to London Airports Gatwick (20 minutes) and Heathrow (50 minutes) as well as excellent road connections to destinations north, south, east and west. The locality is well served by a wide range of state and private schools for children of all ages, together with many sporting and recreational facilities locally including gym and tennis club facilities (10 minute walk), golf clubs at Limpsfield Chart and Tandridge, as well as the Limpsfield Club for all racquet sports. Doorstep country walks allow exploration of the surrounding countryside including the ancient woodland at Staffhurst Woods and the National Trust trails on Limpsfield Common and Limpsfield Chart.

## Location/Directions

For SatNav use: RH8 9PX. On entering The Hawthorns follow the road to its very end where the property will be found.

## To Be Sold

A spacious and well presented family home that has been extended by the current owner to enhance the comfortable accommodation and now includes ensuite to the principal bedroom, utility room, downstairs cloakroom together with garage and a generous amount of off road parking. NO CHAIN.

## Front Door

Leading to;

## Hallway

Radiator, doors to;

## Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with button flush), high level cupboard (housing fuse board).

## Open Plan 'L' Shaped Living Areas Comprising

Lounge - front aspect double glazed window and side aspect double glazed French doors, radiator.

Dining Room - Front aspect double glazed window, radiator.

Snug - Rear aspect double glazed French doors, radiator, stairs to first floor, door to;

## Kitchen/Breakfast Room

Rear aspect window, range of eye and base level storage units, cream quartz work surfaces with inset one and a half bowl sink with mixer tap, inset four ring electric hob with extractor over and twin ovens below, integrated microwave/oven, space for American fridge freezer, integrated dishwasher, radiator, ceiling spotlights, larder cupboard containing marble 'cold' shelf, door to;

## Utility Room

Side aspect double glazed door (to garden), rear aspect double glazed window, radiator, range of eye and base level units, marble effect work surfaces, stainless steel sink with

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drainer and mixer tap, space and plumbing for washing machine and tumble dryer.

### **First Floor Landing**

Loft hatch, radiator, airing cupboard (slatted shelves and hot water tank), coat cupboard, doors to;

### **Principal Bedroom**

Front and side aspect double glazed windows, ceiling spotlights, radiator, fitted storage units comprising drawers, dressing table and full height wardrobes, door to;

### **Ensuite Shower Room**

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising low threshold shower enclosure with Aqualisa controls, wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and dual flush), chrome radiator towel rail, ceiling spotlights, tiled walls.

### **Bedroom**

Front aspect double glazed window, radiator, fitted storage comprising full height walk-in wardrobe.

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Front aspect double glazed window, radiator.

### **Bedroom**

Rear aspect double glazed window, radiator, fitted storage units comprising drawers, dressing table, overhead lockers and full height wardrobes.

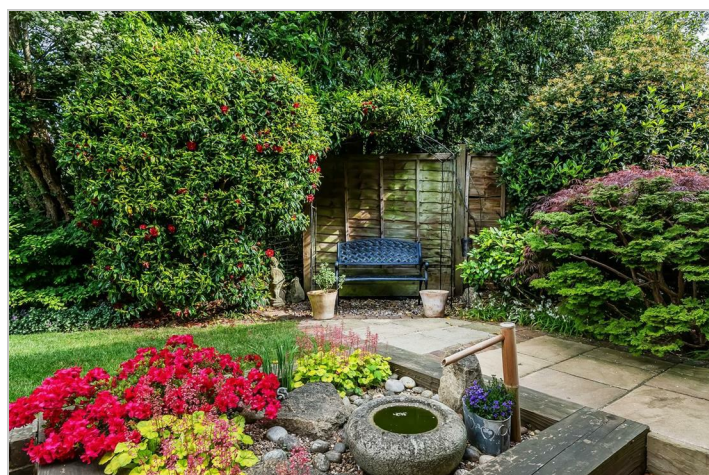
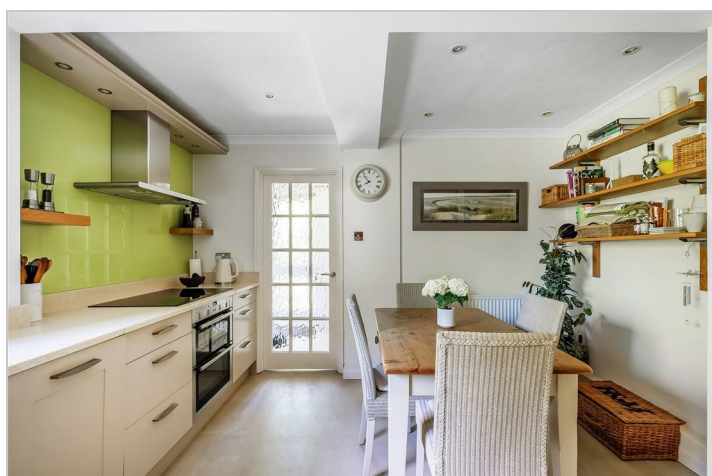
### **Family Bathroom**

Side aspect double glazed frosted window, three piece white sanitary suite (comprising bath with mixer tap and integrated Aqualisa controls together with folding shower screen, wash hand basin with mixer tap, close coupled WC with dual flush), ceiling spotlights, radiator towel rail.

### **Outside**

To the front of the property there is a detached single garage with off road parking in front and further off road parking for one car. The remainder of the gardens wrap around the property and comprise established planting in the well stocked borders together with areas of lawn. French doors from the Sitting Room and the Snug lead on to patios, one of which also incorporates a small Japanese water feature.

### **Tandridge District Council Tax Band E**





Road Map



Hybrid Map



Terrain Map



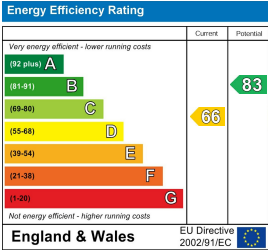
Floor Plan



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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