

# Payne & Co.

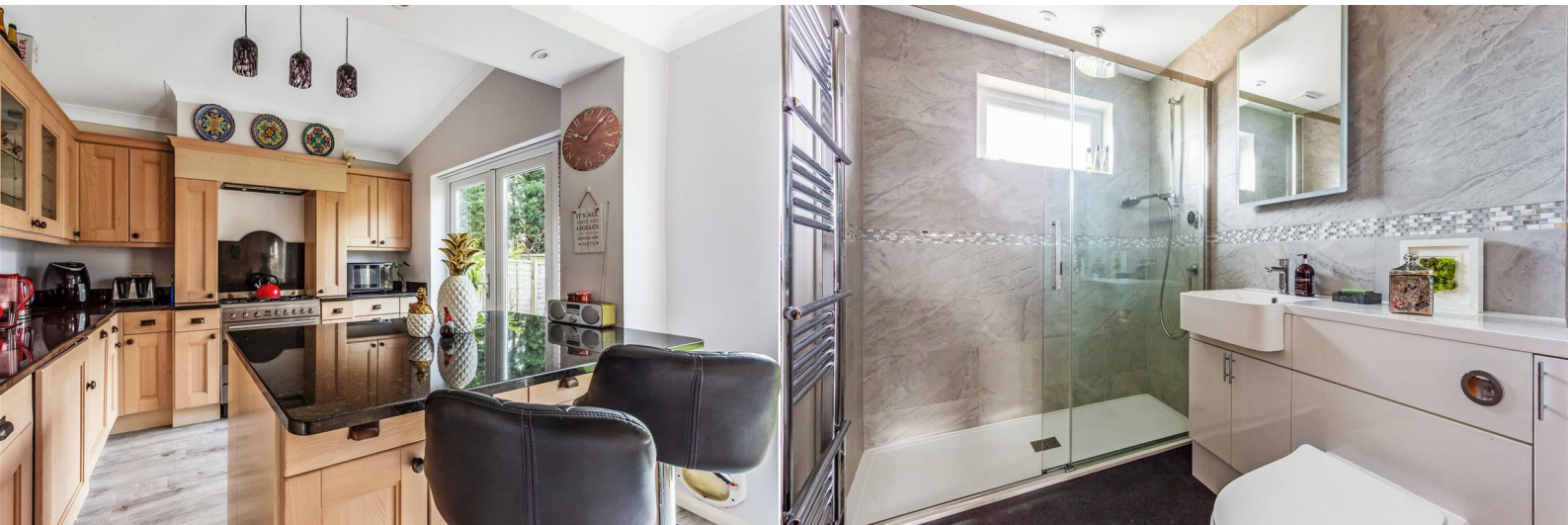


**11 The Hawthorns**

**Freehold**

**Hurst Green RH8 9PX**

**£525,000**



# 11 The Hawthorns

Hurst Green RH8 9PX

£525,000



## Situation

Positioned in a quiet no through road yet convenient for Hurst Green's commuter railway station (0.35 miles) and local main roads (A25 and M25). A local convenience store is found at the start of the road.

Oxted town centre, less than 2 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

For SatNav use: RH8 9PX. On entering The Hawthorns the property is the second house on the right hand side.

## To Be Sold

A well maintained family home with a host of benefits including SOUTH facing rear garden, off road parking for three cars, downstairs cloakroom, recently refitted shower room, and garage.

## Front Door

Leading to;

## Hallway

Radiator, laminate flooring, stairs to first floor, opening to Lounge/Dining Room, door to;

## Cloakroom

Front aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c. with dual flush, wash hand basin with mixer tap), tiled walls, laminate flooring, ceiling spotlights.

## Lounge/Dining Room

Front aspect double glazed window and rear aspect double glazed bi-fold doors, two radiators, laminate flooring, ceiling spotlights (with wall mounted and app controlled mood lighting), opening to;

## Kitchen/Breakfast Room

Rear aspect double glazed picture window and rear aspect double glazed French doors, range of eye and base level units, black granite work surfaces with inset sink and drainer, matching island incorporating breakfast bar style seating, integrated appliances of dishwasher, washing machine, fridge and freezer, 5 ring gas range cooker with extractor over, ceiling spotlights, laminate flooring.

## First Floor Landing

Side aspect double glazed window, loft hatch, airing cupboard (slatted shelves and radiator), doors to;

### **Shower Room**

Front aspect double glazed frosted window, three piece white sanitary suite (comprising double width shower enclosure with Aqualisa controls, wall mounted shower attachment and ceiling mounted drencher, wash hand basin with mixer tap and storage below, close coupled w.c. with button flush and hidden cistern), part tiled walls, chrome heated towel rail, slate effect flooring, ceiling spotlights.

### **Bedroom**

Front aspect double glazed window, radiator.

### **Bedroom**

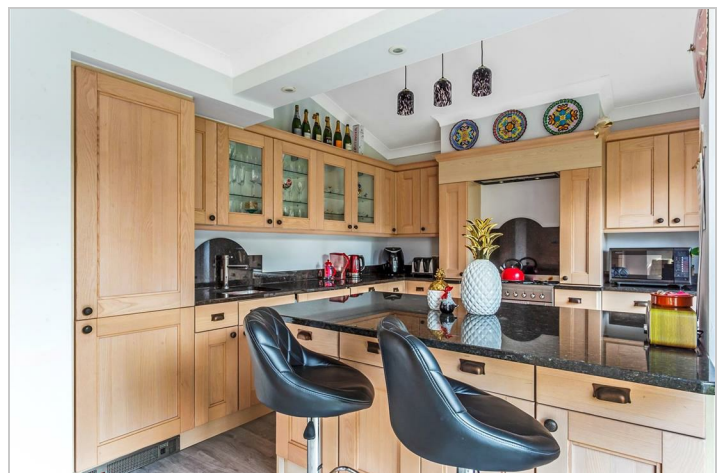
Rear aspect double glazed window, radiator.

### **Bedroom**

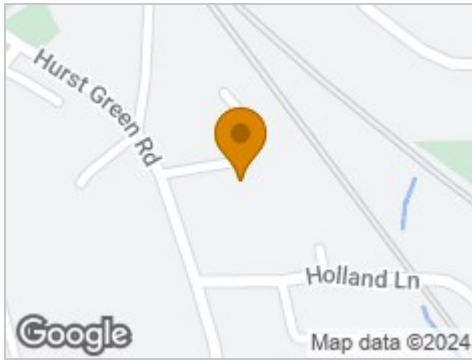
Rear aspect double glazed window, radiator.

### **Outside**

**Tandridge District Council Tax Band E**



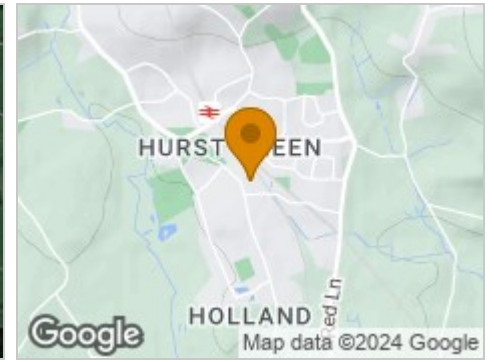
## Road Map



## Hybrid Map



## Terrain Map



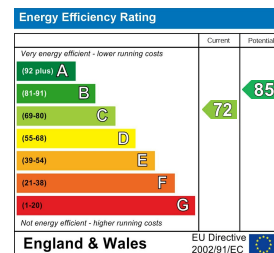
## Floor Plan



## 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



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.