

Payne & Co.



1 Hallsland Way

Hurst Green Oxted RH8 9AL

Freehold

£950,000



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Situation

The property is situated close to the village green and within comfortable walking distance of Hurst Green mainline railway station with regular service to East Croydon and London. Oxted town centre is a short drive and offers 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. 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 Godstone on the A25 at the traffic lights under the viaduct, take the right hand turning into Woodhurst Lane. Continue in a southerly direction ignoring all left and right hand turnings. Eventually you will arrive at the village green - proceed straight on at the mini roundabout, over the sleeping policeman and Hallsland Way is on the right hand side. As you enter Hallsland Way you will see a slip road to the left and No. 1 is the second house.

For Sat Nav: use RH8 9AL

To Be Sold

A substantial family home overlooking the village green and within a few minutes walk of Hurst Green mainline station. The property offers 5 double bedrooms / 5 bathrooms with the accommodation being very versatile PLUS a useful detached one bedroom annexe comprising self-contained accommodation of open plan kitchen / sitting room, large bedroom en-suite shower room. Additionally there is ample off road parking and the property is available with NO ONWARD CHAIN.

Enclosed Entrance Porch

Entrance Hall

LVT wood effect flooring, stairs to first floor, built-in cloaks cupboard.

Living Room

Range of fitted cupboards, large window recess with made to measure window shutters, outlook over village green.

Study

Outlook over village green, LVT wood flooring.

En-Suite Shower Room

Enclosed shower cubicle, chrome heated ladder towel rail, low suite w.c, shelved recess.

Lounge/Breakfast Room

LVT wood flooring, double doors leading to composite decked garden area, connecting door to study, built-in shelved cupboards, steps down to;

Dining Room

Bay window with made to measure window shutters, outlook over village green, LVT wood flooring.

Kitchen

One and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, extensive range of worktops, integrated AEG dishwasher, 5 ring induction hob with cooker hood above, 2 x integrated double ovens, recess for American style fridge freezer, LVT wood flooring.

Cloakroom

Low suite w.c, corner wash hand basin, LVT wood flooring.

Covered Side Passage Way

Front and rear doors, circular sink, plumbing available for washing machine and separate dryer wall mounted Ideal Zanussi gas fired central heating boiler. Door to;

Garage (currently used for storage)

Fully shelved with electric light and power.

Stairs to First Floor Landing

Trap to loft, built-in airing cupboard.

Tel: 01883 712261

Bedroom One

Outlook over village green, range of fitted wardrobe cupboards with sliding mirror doors.

En-Suite Shower Room

Enclosed shower cubicle, low suite w.c, large vanity unit, fully tiled, high level chrome heated ladder towel rail.

Bedroom Two

Outlook over village green.

En-Suite Shower Room

Low suite w.c, wash hand basin, enclosed shower cubicle.

Bedroom Three

Outlook over the rear garden.

Bedroom Four

Outlook over rear garden

Bedroom Five

Outlook over rear garden and beyond.

En-Suite Shower Room

Enclosed shower cubicle, wash hand basin, low suite w.c., LVT wood effect flooring.

Family Bathroom

Modern white suite of enclosed bath with mixer tap and hand shower attachment with rain shower over, chrome heated ladder towel rail, low suite w.c, corner wash hand basin.

Detached and Self-Contained Annexe

Accessed via a covered walkway and Air Conditioned with underfloor heating and fully double glazed dual tilt / opening floor to ceiling windows (with fitted blinds) and fire exit / stairs to garden. the annexe comprises sitting room/kitchen, laminate flooring, single bowl single drainer stainless steel sink unit, 4 ring electric hob and oven below, plumbing available for washing machine, appliance space, wall and base cupboards.

Jack & Jill shower room - full width shower cubicle, low suite w.c, pedestal wash basin. Electric heating throughout.

Outside

To the front of the property there is ample off-road tarmac parking for 10 + cars.

The rear garden has a large composite decked entertaining area, two large garden stores and adjacent potting shed, level area of lawn with boundary shrub borders and is well secluded from neighbouring properties.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



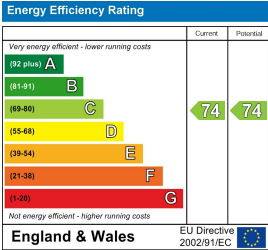
Floor Plan



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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