

# Payne & Co.



**10 Tippett Lane**

Hurst Green RH8 9BP

**Freehold**

**£560,000**



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## Situation

Located in a new development within walking distance of local shop and Hurst Green mainline railway station. Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service 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

Approaching Oxted on the A25 from Godstone at the viaduct traffic lights (Morrisons supermarket on the left hand side) turn right in Woodhurst Lane. Proceed in a southerly direction ignoring all left and right turnings. At the village green mini roundabout proceed straight across, up the hill and, after passing Barnfield Way on the left hand side, Tippett Lane will be found after a short distance on the left.

## To Be Sold

An immaculate 4 bed mid terraced house with benefits including a lovely open plan kitchen/living room great for entertaining, a large master bedroom with ensuite, and allocated off street parking for 2 cars. The property is situated 1km (2/3 mile) from Hurst Green commuter

railway station from where frequent London bound trains take around 40 minutes.

## Front Door Leading to Hallway

Stairs to first floor, doors to;

## Cloakroom

Front aspect double glazed window, low suite w.c, was hand basin, towel rail.

## Storage Cupboard

## Open Plan Kitchen/Dining Room/Lounge

Kitchen Area - front aspect double glazed window, modern range of white gloss kitchen units comprising base drawers and cupboard, matching wall mounted cupboards, granite effect work surfaces with upstands, inset stainless steel sink with mixer tap with flexible hose attachment, inset 4 ring gas hob with splashback, oven below and extractor over, space for American style fridge freezer, space for washing machine, wall mounted gas boiler, ceiling spotlights, wood effect flooring.

Naturally opening to Dining Area, storage cupboard, radiator. The lounge has bi-folding doors leading to rear garden.

## Stairs to First Floor Landing

Cupboard housing hot water cylinder.

## Family Bathroom

Rear aspect frosted double glazed window,

Tel: 01883 712261

modern suite of enclosed bath with mixer tap, glass shower screen, overhead rain shower plus hand held shower, close coupled w.c, wash hand basin with storage below, eye level storage cupboard, heated towel rail, fully tiled walls, tiled flooring.

### **Second Bedroom**

Front aspect window, built-in wardrobe cupboard.

### **Third Bedroom**

Rear aspect double glazed window, built-in wardrobe cupboard with hanging rail.

### **Fourth Bedroom**

Front aspect double glazed window.

### **Stairs to Second Floor**

Door to;

### **Principal Bedroom**

A large room with front aspect double glazed windows and door opening to balcony with

room for table and chairs, built-in wardrobe cupboards with shelves and hanging rails, door to;

### **En-Suite Shower Room**

Rear aspect double glazed frosted window, low suite w.c, pedestal wash hand basin, shower cubicle with rain shower and controls, heated towel rail, part tiled walls.

### **Outside**

Small area of garden to the front with shrubs, 2 reserved parking spaces. The rear garden has a paved patio for entertaining, area of lawn with flower border, path leading to the rear with garden shed and gate to the rear, access to 2 parking spaces

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



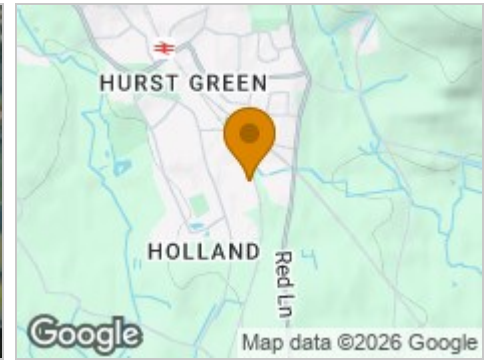
## Road Map



## Hybrid Map



## Terrain Map



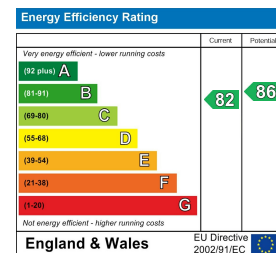
## Floor Plan



## 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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