



Hurst Green, Surrey.

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A well presented and updated 3 bedroom family home within a short walk of Hurst Green station. Recently refurbished family bathroom and a well equipped modern kitchen. A good sized level lawn and terrace area.

KEY PROPERTY FACTS

- Semi detached family home
- Close to National Trust land
- Short walk of Hurst Green Station
- Modernised by current owners
- Level, lawned rear garden
- Quiet residential road
- Max broadband speed 152Mbps
- 875 sqft
- Council Tax band D
- EPC rating D

LOCATION

Located on a quiet residential road this property is just 0.3 miles to Hurst Green Station. Almost adjacent to the house is a large green with a play ground, ideal for entertaining children and walking dogs. Hurst Green offers a small range of shops, St Johns Church, Holland Primary School and Hurst Green Infant school as well as some local pubs. Oxted is approximately 1 mile away with a more comprehensive range of shops including a Waitrose and Morrisons, a leisure centre with pool and a cinema. Junction 6 of the M25 is within a 4 mile drive.

DESCRIPTION

A pathway through the front garden leads to a covered storm porch and the UPVC/glazed front door. The entrance hall has space for coat hooks and shoes. High quality laminate flooring runs through to the dual aspect living/dining room with an attractive electric fire with stone hearth and complimenting surround and mantle, the down lights add a contemporary feel to the room. The downstairs cloakroom has a low level w.c., wash hand basin and obscured glass window. The tiled floor kitchen has a range of wall and base units with work surface over, an integrated dishwasher, washing machine and oven with a gas hob and extractor fan above. The sink and drainer sit beneath the window to the side and there is space for a tall fridge freezer. The rear door leads out to the large terrace and garden area.

The landing has a window to the side and a hatch to the part boarded loft. The main bedroom has recently been fitted with bedroom furniture including a corner wardrobe range and dressing table. There is a window overlooking the rear garden. Bedroom two is a generous sized double room, bedroom three is a good sized single room, both have a light and sunny aspect to the front of

the house. The bathroom was replaced less than a year ago and comprises a shower cubicle with rainfall shower head, bath with hand held shower over, wash hand basin set in vanity, ladder style heated towel rail and w.c.. Both the floor and walls are fully tiled.

Neighbours have had extensions on their houses suggesting the possibility that this house would have that benefit too.

OUTSIDE

The good sized, fully fenced, level rear garden is mainly laid to lawn with an attractive patio area, a path leads to the shed at the rear and the garden is shaded by a beautiful oak tree. There is gated access to the front. The front garden has a lawned area with a small pond and a path to the front door. The houses to either side have dropped kerbs and off road parking, suggesting it would be possible to do the same (subject to planning).

THE BEST BITS...

This home is well presented and offers a buyer the possibility of moving in without having to update but also has the potential for extension (subject to planning) and therefore adding value. Very convenient for commuting up to London being so close to the station and just a 40 minute train journey to London Bridge and Victoria.



1.3
MILES

Oxted Town Centre



0.3
MILES

Hurst Green

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

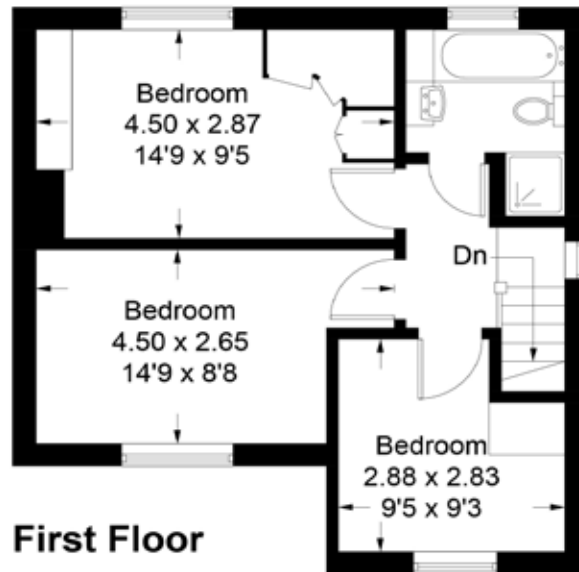
01892 280110

LONDON

020 3096 7217



Approximate Gross Internal Area = 81.3 sq m / 875 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID220409)

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.