



Hurst Green Road,
Oxted,
RH8 9BT

Guide price of £850,000



3



1



2

Robert
Leech.



Hurst Green Road, Oxted, RH8 9BT

Situated in a tucked away spot on the border of Oxted and Hurst Green this property has been lovingly renovated by the current owners. Set back from the road there is ample off road parking to the front with side access to the South-West facing rear garden.

Inside the space continues with ground floor accommodation made up of an entrance hall, living room, kitchen, dining/living room, utility room and cloakroom. The striking living room is packed with character including an exposed brick chimney breast complete with working log burner, large bay window fitted with plantation shutters, original floorboards and picture rail. To the back there is a fully fitted contemporary kitchen with integrated appliances including two ovens, a gas hob, extractor fan, dishwasher and fridge freezer. Step down from the kitchen into the living dining room which is flooded with light from the almost fully glazed rear wall over looking the garden and velux windows in the vaulted ceiling. The kitchen also offers access to a fully functioning utility room with access to outside and a downstairs cloakroom.

Upstairs the character and style continues with three double bedrooms and a family bathroom complete with over the bath shower, W/C and hand basin. The property continues upwards onto a second floor where a cleverly designed loft room offer the perfect space for a home office or guest accommodation.

Outside, to the rear, there is a good sized South-West facing garden backing onto open fields. There is decking are immediately to the rear of the house ideal for entertaining and a garden building ready for adaptation to home office to the back of the garden with the rest laid mostly to lawn.

- Edwardian semi-detached house
- 3 Beds, 1 Bath, 2 Recep
- Useful loft room
- South-West facing garden
- Off road parking
- High spec finish
- Village Location
- Living space 1,481sq ft
- Tandridge District Council
- Council tax band E (£2,643.38pa)



1.3 miles
Oxted



11.8 miles
Gatwick
Airport



0.2 miles
Hurst Green
Station



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

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

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

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

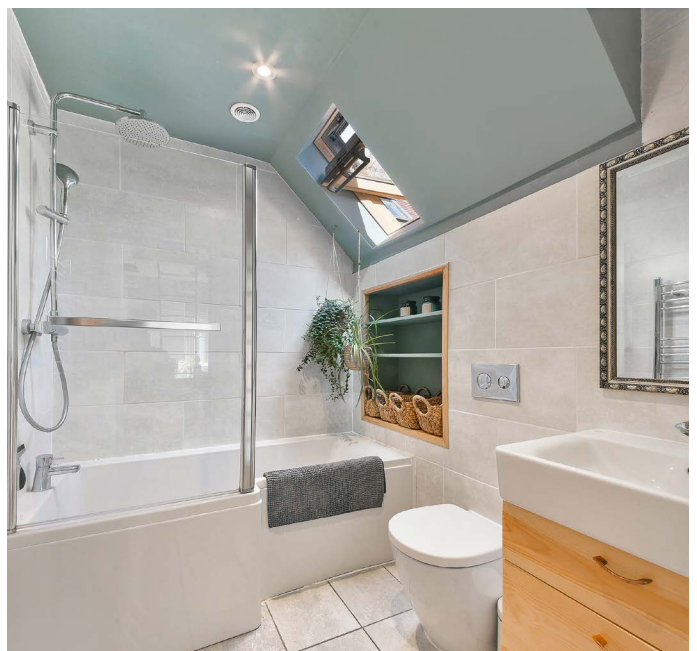
Located on the border of Oxted and Hurst Green with views over the Village green this property is set back from the road and is a short walk from Hurst Green village, which offers a few local shops, a recreation ground, playpark, countryside walks from the door. and a mainline railway station with fast trains into London. Just over a mile away, Oxted town centre offers a more comprehensive range of shops, supermarkets, leisure facilities, gastro pubs and a selection of boutiques.

Junction 6 of the M25 is approximately 4.2 miles away providing easy access to Gatwick airport. Hurst Green mainline railway station, approximately 0.2 miles away, provides fast trains to East Croydon (from 21 minutes), London Bridge (from 37 minutes) and London Victoria (from 45 minutes).



FAQ'S

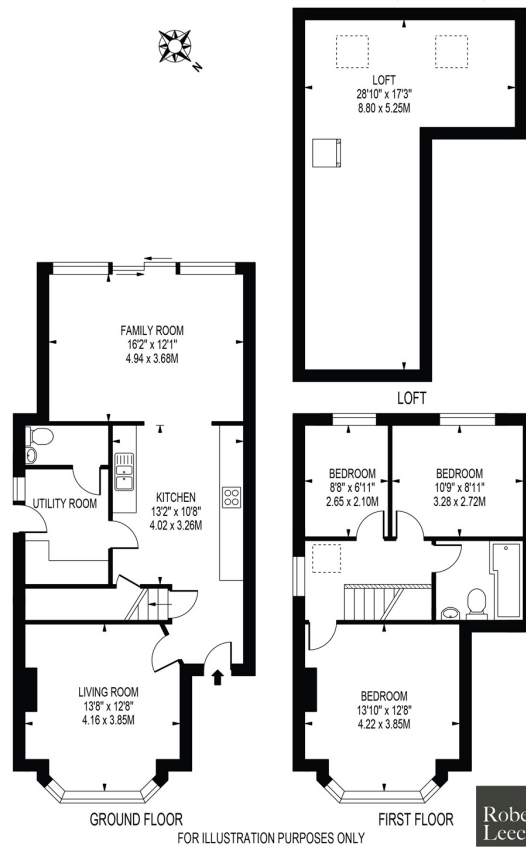
- Built 1907
- Purchased 2016
- Tandridge District Council
- Council tax band D (£2,162.77pa)
- Right hand garden fence, as you look out into the garden owned and maintained
- Rear extension done by previous owners in 2015
- Dishwasher, fridge freezer, ovens, boiler staying
- Combi boiler in utility room installed 2015 serviced 2021
- Mains gas
- Traditional radiator central heater
- Electrics professionally checked 2015
- Solar panels fitted by current owners
- Mains sewerage
- Freehold
- Loft room has lighting, ladder, boarding, carpet, insulation, power sockets





HURST GREEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1481 SQ FT - 137.58 SQ M



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