



18 Orchard Way, Hurst Green, Oxted, Surrey, RH8 9DJ

Howard
Cundey

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A spacious four bedroom detached family home, situated within walking distance of Hurst Green Station. Double glazed throughout, it has generous front and rear gardens, parking and double length garage.

- Detached Family Home
- 4 Bedrooms
- No Onward Chain
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Shower Room
- 3 Reception Rooms
- Conservatory
- 31ft Garage
- Upstairs Family Bathroom
- Double Glazed Throughout
- Alarm System

Guide Price £695,000





DESCRIPTION

A spacious four bedroom detached family home, situated within walking distance of Hurst Green Station, with generous front and rear gardens, parking and double length garage.

Approached via the driveway, which provides off street parking, the double glazed entrance porch and front door leads to a spacious entrance hall, which in turn gives access to the reception rooms. The sitting room has an open fire and double doors which open into the dining room. The dining room then goes into a further reception room which is currently being used as a study. From here, sliding doors lead into the spacious conservatory, which is ideally placed to look out over and enjoy the delightful rear garden. The conservatory has doors giving access to both the patio and rear garden.

The large kitchen/breakfast room has an extensive range of wall and base units, large floor-to-ceiling cupboards and a walk-in-larder. With fitted extractor hood, there is space for an electric cooker, dishwasher, freestanding fridge plus tables and chairs, and a hatch opening to the dining room. From the kitchen, a door leads into the double length garage and utility room, where the washing machine and tumble dryer are housed. The gardens can be accessed via a door at the rear of the garage. The downstairs shower room leads off the entrance hall, with storage cupboard under the stairs.

On the first floor there is a large landing which airing cupboard. Three double bedrooms are of generous proportions, with a fourth large single. All have built in wardrobes. The family bathroom has a shower over the bath. There is also access to the loft from the landing which is fully boarded and gives further storage.

The extensive rear garden has been well maintained by the present owners and offers much privacy. Beyond the patio, the garden has been mainly laid to lawn, with mature shrubs and flowers offering seasonal variation. A summerhouse can be found at the bottom of the garden, along with a greenhouse, fruit cage and apple trees. The property also benefits from an alarm system and the garage has an electric up -and-over door.

LOCATION

In a residential position within reach of local shops and Hurst Green station with business service of trains to Croydon and London via Oxted. Oxted town centre is about 1.5 miles with a wider range of shopping facilities, health centre, library and leisure centre with indoor swimming pool. Sporting and recreational facilities in the area include squash, tennis and badminton at the Limpsfield club, golf at Limpsfield Common National Trust and Tandridge and athletics at Hurst Green. Access to M25 junction 6 at Godstone.



SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



ROUTE TO VIEW

Travelling along the A25 from Godstone, on reaching the traffic lights at Morrisons, turn right into Woodhurst Lane. Continue along until reaching the Green at Hurst Green and continue straight over the mini roundabout. Take the second right into Comforts Farm Avenue and second left into Orchard Way.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The full EPC is available on request.

TOTAL APPROX. FLOOR AREA 2363 SQ.FT. (219.5 SQ.M.)

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