



Ibbett Mosely



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Holland Crescent, Hurst Green, Oxted, RH8 9AT

Guide Price £275,000 Freehold

Being Sold via Secure Sale online bidding. Terms and Conditions apply. Starting Bid £275,000

A detached late nineteen seventies to early nineteen eighties bungalow which is available for the first time since new. Now requiring complete modernisation the property is situated in a small residential cul-de-sac close to local shops and a short walk of Hurst Green Station.

- Three Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Immediate 'Exchange of Contracts' Available
- Shower Room
- Cloakroom and Utility Area
- Garage and Drive Parking
- Reception Room
- Gas Central Heating
- Garden

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A freehold detached three bedroom bungalow built in the late 1970's to early 1980's with brick and some dressed stone elevations under a tiled roof.

Situated in a cul-de-sac location close to local shops and main line station, the property now requires complete modernisation and improvement.

LOCATION

Hurst Green is to the south of Oxted with facilities including two local convenience shops, there are primary and middle schools and the Mill Lane Playing Fields with athletics track and tennis courts.

Oxted is a couple of miles away with a wide choice of shops, a leisure centre, cinema, library and health centre, there are stations at Hurst green and Oxted with service to Victoria and London Bridge.

As well as the Mill Lane Playing Fields there are other sporting and recreational facilities in the area and other state and private schools for all ages in the surrounding villages and towns.

M25 access from junction 6 about five miles.

ENTRANCE PORCH

HALL

With radiator, hatch to the loft and recess with hot water cylinder.

RECEPTION ROOM

With two radiators, double glazed double aspect windows and double doors to the garden.

KITCHEN/BREAKFAST ROOM

With single drainer single bowl stainless steel sink unit, base and wall units, room divider, wall mounted gas boiler for central heating and hot water. Radiator, double glazed windows and double doors to the garden.

BEDROOM ONE

With radiator and double aspect double glazed windows.

BEDROOM TWO

An L-shaped room with radiator and double glazed window.

BEDROOM THREE

With radiator and double glazed window.

SHOWER ROOM

With shower cubicle, hand basin, towel rail incorporating a radiator, tiled walls and double glazed window.

CLOAKROOM

With w.c., hand basin and radiator.

UTILITY AREA

With plumbing for a washing machine, radiator and double glazed window.

OUTSIDE

GARAGE

Single garage with up and over door, door to the garden. Parking in front of the garage for two cars.

GARDEN

There are area's of garden to the front and back with lawns and a variety of trees and shrubs.

COUNCIL TAX

The property is located in the Tandridge District and is in council tax band "E".

SERVICES

Mains gas, water, electricity and drainage.

NOTE

We are advised by our client that the solar panels on the back roof slope are not working.

AUCTIONEERS COMMENTS

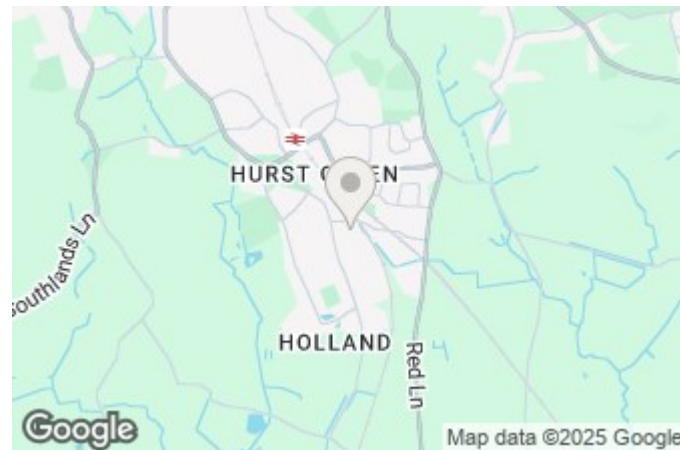
1. Pattison Auctions are working in partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneers".
2. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
3. The property is available to be viewed strictly by appointment only via Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agent or via The Auctioneer.
4. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and the auctioneer in order that all matters can be dealt with effectively.
5. The property is being sold via a transparent online auction. In order to submit a bid upon any property marketed by the auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.
6. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and auctioneer and will typically be within a range above or below 10% of the 'Guide Price'/'Starting Bid'. These prices are subject to change.
7. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
8. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. IT IS STRONGLY ADVISED THAT YOU SEEK THE COUNSEL OF A SOLICITOR PRIOR TO PROCEEDING WITH ANY PROPERTY AND/OR LAND TRANSACTION.

AUCTIONEERS ADDITIONAL COMMENTS

1. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution towards the purchase price. A non-refundable reservation fee of up to 6% inc VAT (Subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
2. Both the marketing agent and the auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

ROUTE TO VIEW

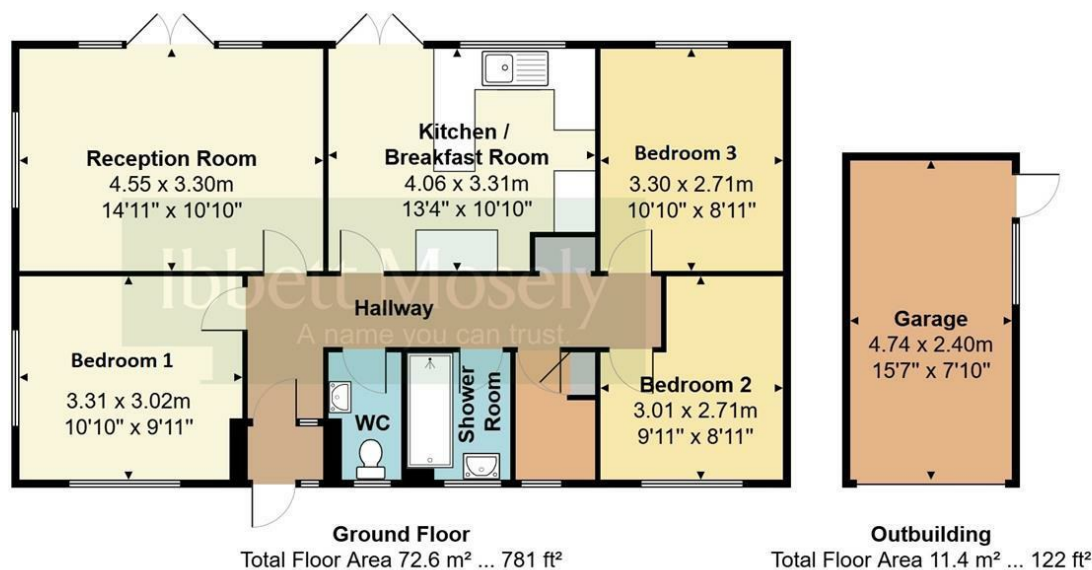
From Oxted, on the A25 at the main traffic lights, turn into Woodhurst Lane (Opposite the turning to Morrisons supermarket). Continue down Woodhurst Lane and into Hurst green Road. proceed straight on at the mini roundabout, passing Hurst Green Close, Nunappleton Way and The Hawthorns on the left. Take the next left into Holland Lane and then first right into Holland Crescent.



EPC Rating- D

Holland Crescent, Hurst Green, Oxted, RH8

Total Floor Area: 84.0 m² ... 904 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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