

Payne & Co.



Godstone Hill

Godstone RH9 8AL

Freehold

£725,000



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Situation

Located close to Godstone Village with its local shops, village green, public houses, restaurants and post office together with social recreational amenities. The larger town centres of Caterham and Oxted are close by offering a wider range of shopping facilities and railway stations providing frequent services to London (approximately 45 mins). The area is well served with schools, both state and independent, for all age ranges. Junction 6 of the M25 is nearby giving access to the remainder of the motorway network, Channel Tunnel, Dartford Tunnel and Heathrow and Gatwick airports.

Location/Directions

From the A25 in the direction of Godstone, pass Tandridge Golf Course on your left and at the roundabout proceed straight over. Continue along the A25 until you reach a further roundabout and take the second turning which will bring you into Godstone Village. At the mini roundabout turn right into Godstone Hill, passing the Shell petrol station on your left, and the property will be found after a short distance on your left hand side.

To Be Sold

An extended and well proportioned detached house with modern kitchen and bathroom, double glazed windows and gas central heating. The garden is a particular feature and has an

abundance of mature flower/shrub borders, mature hedging and is well secluded from the neighbouring properties. The accommodation arranged on two floors, briefly comprises;

Entrance Hall

Storage cupboard under stairs, built-in cupboard housing new gas fired central heating boiler.

Cloakroom

Low suite w.c., wash hand basin.

Sitting Room

Natural wood flooring, fitted log burner.

Study

Low level fitted cupboards, fitted shelves above.

Kitchen

Modern range of fitted units, AEG four ring electric hob, integrated oven, fridge freezer, integrated washer dryer and dishwasher, double doors to outside.

Lounge/Dining Room

Shelved recess, low level fitted cupboards, double doors to outside.

Stairs to First Floor Landing

Built-in storage cupboard, built-in airing cupboard housing modern boiler.

Bedroom One

Twin fitted double wardrobe cupboard.

Bedroom Two

Fitted wardrobe recess, vanity unit.

Bedroom Three

Built-in double wardrobe cupboard.

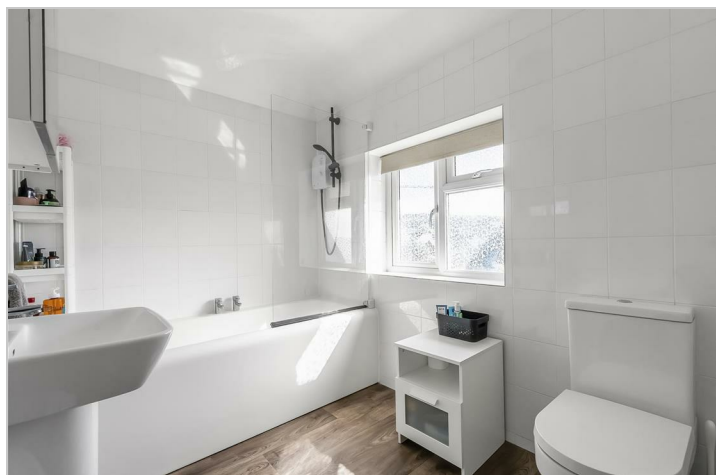
Bathroom

Modern white suite of enclosed bath with electric shower above, low suite w.c., wash basin, chrome heated ladder towel rail.

Outside

Ample off-road parking to the front of the property with adjacent area of lawn, The rear garden is a particular feature with an abundance of mature flower/shrub borders, trees, paved patio area and is well secluded from neighbouring properties.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



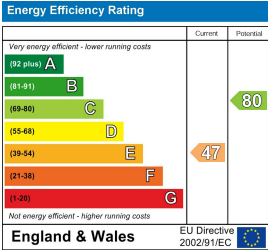
Floor Plan



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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