

# Payne & Co.



**53 Easter Way**

**South Godstone Godstone RH9 8HG**

**Freehold**

**£595,000**



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## Situation

In a pleasant residential area within a few minutes walk of the local junior school with South Godstone railway station (called Godstone) offering commuter service via Redhill. Access to the M25 (junction 6) is approximately 3 miles away. Both Lingfield and Oxted towns are within easy driving distance and offer a wide range of shopping facilities together with leisure pool complex, cinema and library.

## Location/Directions

For SatNav use : RH9 8HG. Heading south on the A22 turn left into Harcourt Way, just before the traffic lights in the centre of the village, then after 90m take the first turning on the right into Easter Way. Continue along Easter Way and the property will be found on your right hand side.

## To Be Sold

A spacious family home with large south facing rear garden and off road parking at the front for several vehicles.

## Front Door

Leading to,

## Hallway

Front aspect frosted window, wood effect flooring, coat cupboard (hanging rail and shelf, fuse board, electricity and gas meters), radiator, stairs to first floor, doors to,

## Sitting Room

Front aspect double glazed window, wood effect flooring, fireplace with log burning stove and wooden mantel and stone hearth, radiator, folding doors to,

## Dining Room

Rear aspect double glazed French doors, radiator, wood effect flooring.

## Kitchen/Breakfast Room

Rear aspect double glazed window, range of eye and base level units, work surfaces with inset one and a half bowl sink, drainer and mixer tap, inset four ring wipe clean hob with integrated twin ovens, spaces for washing machine and fridge freezer, radiator, ceramic tiled flooring, ceiling spotlights, door to.

## Cloakroom

Rear aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c, wash hand basin), radiator, ceramic tiled flooring, wall mounted boiler (Glow Worm).

## First Floor Landing

Side aspect double glazed window, loft hatch, airing cupboard (shelved and hot water tank), doors to.

## Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising close

coupled w.c, wash hand basin with mixer tap, bath with mixer tap and wall mounted shower attachment and glass shower screen), chrome heated towel rail, ceramic tiled flooring.

**Bedroom**

Front aspect double glazed window, radiator.

**Bedroom**

Front aspect double glazed window, radiator, wood effect flooring.

**Bedroom**

Rear aspect double glazed window, radiator, high level fitted lockers.

**Bedroom**

Rear aspect double glazed window, radiator, fitted wardrobes, door to.

**En-Suite Shower Room**

Side aspect frosted double glazed window, three piece white sanitary suite (comprising wash hand basin with mixer tap, close coupled w.c, shower

enclosure with Aqualisa integrated controls), ceramic tiled flooring, chrome heated towel rail, tiled walls.

**Outside**

Garage with up and over door, light and power.

**Tandridge District Council Tax Band E**



## Road Map



## Hybrid Map



## Terrain Map



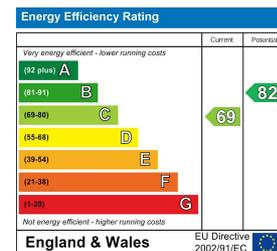
## Floor Plan



## 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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