

Payne & Co.



15 Salisbury Road

Godstone RH9 8AA

£1,850 Per Calendar Month



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Situation

In a pleasant village setting within comfortable walking distance of local shops and buses to neighbouring towns. Access to the M25 motorway (junction 6) is about half a mile and Oxted town is just over three miles and offers a wide range of facilities including railway station with regular commuter service to East Croydon and London there are also train services from nearby Godstone and Redhill stations.

Location

From Oxted head west on the A25 and, after two roundabouts and a farm shop, Salisbury Road is on the left hand side just before reaching the third roundabout. After a short distance the road turns sharply right and the property is on the right hand side.

To Be Let

An attractive cottage-style property offering accommodation over two floors enjoying a private garden and off street parking. The property is available with immediate effect, initially for 12 months. Internal re-decoration has been carried out. The accommodation with approximate dimensions comprises:

Entrance Lobby

Built-in cupboard.

Lounge

Fireplace with coal-effect gas fire (for display

purposes only - not connected), built-in shelves and cupboards.

Dining Room

Open fireplace (for display purposes only - not to be used).

Kitchen

Modern range of worktops with cupboards and drawers under, matching wall cupboards, gas hob, electric oven, further electric oven with separate grill, washing machine, built-in fridge/freezer.

Study/Bedroom Three

Small En Suite Shower Room

Shower cubicle, hand basin and low suite w.c.

Stairs to First Floor Landing

Airing cupboard with hot tank.

Bedroom One

Two built-in wardrobe cupboards.

Bedroom Two

Built-in cupboard and drawers.

Bathroom

Spa bath with wall mounted electric shower, low flush w.c, hand basin.

Outside

Small garden to the rear laid mainly to lawn with ornamental shrubs and small pond. At the rear of

Tel: 01883 712261

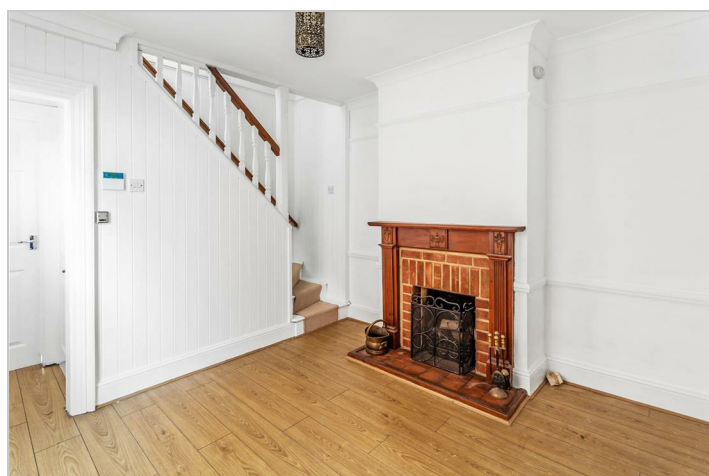
the garden is a chalet-style building partitioned into two areas - one for the landlord's retention for storage purposes, the other for the tenant's use.

Tenant responsible for general upkeep of garden.

Tandridge District Council Tax Band D

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Road Map



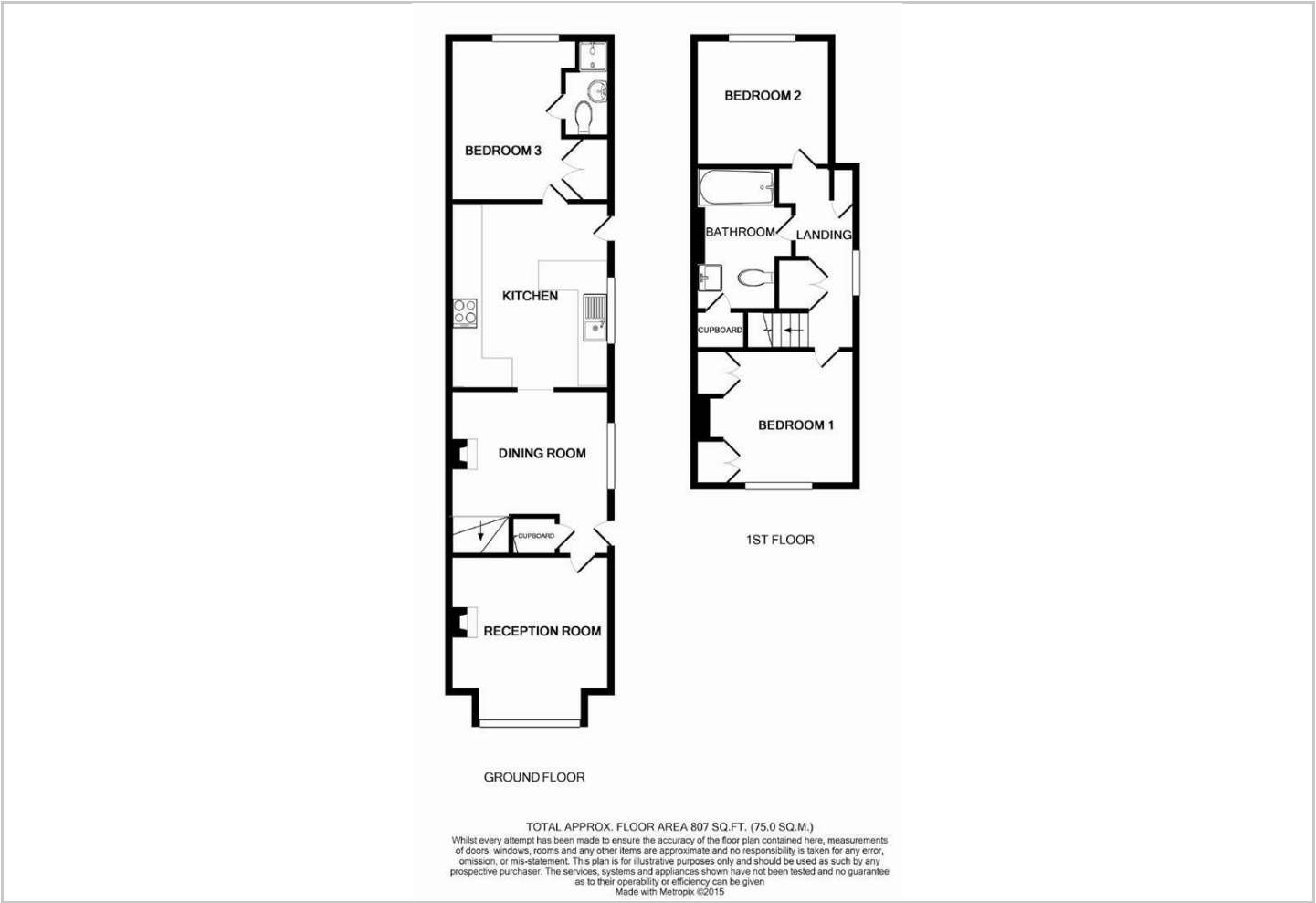
Hybrid Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.