

# Payne & Co.



## 4 The Priory

Godstone RH9 8NL

Freehold

£730,000



# 4 The Priory

Godstone RH9 8NL

£730,000



## **Situation**

Located close to the village green off Ivy Mill Lane and set in a cul-de-sac a short walk from Godstone Village Centre. By road there are good connections to the major town centres of Redhill, Caterham and Oxted. Just to the north of Godstone is access to the M25 (junction 6).

## **Location/Directions**

On entering Godstone, proceed to the one way system as if going to Redhill and as you leave the village centre on the one way system with the village green on your left hand side, take the left hand turning at the far end of the green, Ivy Mill Lane. Proceed down Ivy Mill Lane with the village green on your left and The Priory is on the right hand side. On entering the cul-de-sac the property will be found after a short distance on your left hand side.

## **To Be Sold**

A detached 4 bedroom family home offering versatile accommodation, now requiring general modernisation and benefitting from a good size garden and garage. The property is situated in a quiet no through road in the heart of pretty Godstone village

## **Entrance Porch**

Cloaks cupboard opening to;

## **Sitting Room**

Rear aspect double glazed patio doors and front

aspect double glazed window, brick and tile fireplace, stairs to first floor, doors to;

## **Dining Room**

Rear aspect double glazed window, opening to;

## **Kitchen**

Side aspect double glazed window and door (to garden), eye and base level units, work surfaces, inset sink, drainer and mixer tap, dishwasher, washing machine, cooker, freezer, door to boiler cupboard.

## **Rear Lobby**

Storage cupboard (gas and electric meters), doors to;

## **Bedroom**

Front and side aspect double glazed windows, radiator, integral storage.

## **Bedroom**

Front aspect double glazed window, radiator, integral storage, boiler cupboard.

## **Bathroom**

Side aspect frosted double glazed window, three piece sanitary suite (comprising bath, close coupled w.c., pedestal wash hand basin), radiator.

## **First Floor Landing**

Loft access, doors to;

### **Bedroom**

Front aspect double glazed window, radiator, eaves storage.

### **Bedroom**

Rear aspect double glazed window, eaves storage, airing cupboard (slatted shelves).

### **Shower Room**

Side aspect double glazed window, three piece sanitary suite (comprising pedestal wash hand basin, shower enclosure with wall mounted electric shower, close coupled w.c).

### **Front Garden**

Block paved off road parking for two cars, the remainder given over to lawn. Access to garage, which has electric roller shutter main door, side pedestrian door, light and power.

### **Rear Garden**

Adjacent to the rear elevation is a patio, lawn, fruit tree, shrub borders and this space has fence and hedge boundaries.

### **Tandridge District Council Tax Band G**



## Road Map



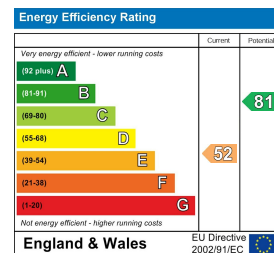
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.