

Payne & Co.



73 Lagham Road

South Godstone RH9 8HF

Freehold

£460,000



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Situation

Situated in a pleasant residential area within a few minutes walk of St Stephen's primary school and nursery, as well as the local railway station (called Godstone) offering commuter service via Redhill to London. 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 8HF

Heading east along Lagham Road the property will be found on the left hand side after approximately 265m.

To Be Sold

An immaculately presented family home, spread over three floors, with a host of benefits including ensuite shower room to the principal bedroom, off road parking and 120 ft (36m) rear garden.

Front Door

Leading to;

Hallway

Radiator, wood flooring, stairs to first floor, door to;

Sitting Room

Front aspect double glazed window, radiator, wood flooring, feature fireplace (comprising cast iron surround and mantle with black granite hearth), door to;

Kitchen/Dining Room

Rear aspect double glazed window and side aspect double glazed door, ceiling spotlights, radiator, range of eye and base level storage units with solid wood work surfaces, inset ceramic one and a half bowl sink with drainer and mixer tap, inset stainless steel Bosch gas hob with extractor over and AEG oven below, spaces for dishwasher and tumble dryer, tiled splash backs, wood flooring, understair cupboard (space and plumbing for washing machine), double doors to;

Playroom

Rear aspect double glazed window and side aspect double glazed French doors (to rear garden), radiator, wood flooring.

First Floor Landing

Understair cupboard, stairs to second floor, doors to;

Bedroom

Front aspect double glazed window, radiator, decorative fireplace of cast iron surround and mantle with tiled inserts, door to;

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Ensuite Shower Room

Front aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled WC, wash hand basin with mixer tap, shower enclosure incorporating wall mounted controls together with high level drencher and separate hand held drencher with mount), ceiling spotlights, extractor, chrome heated towel rail, ceramic tiled flooring, part tiled walls.

Bedroom

Rear aspect double glazed window, radiator.

Family Bathroom

Rear aspect double glazed part-frosted window, three piece white sanitary suite (comprising bath with mixer tap and wall mounted shower attachment (detachable), close coupled WC, wash hand basin with integral storage below), chrome heated towel rail, ceramic tiled flooring, extractor fan, ceiling spotlights, feature decorative fireplace.

Second Floor Landing

Half height door leading to loft storage, door to,

Bedroom

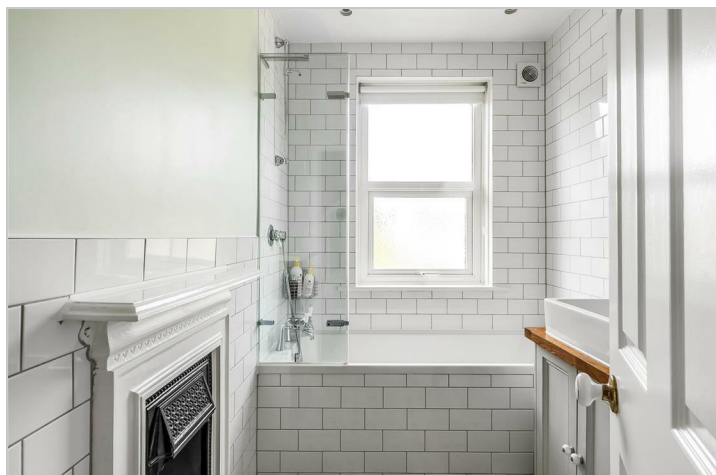
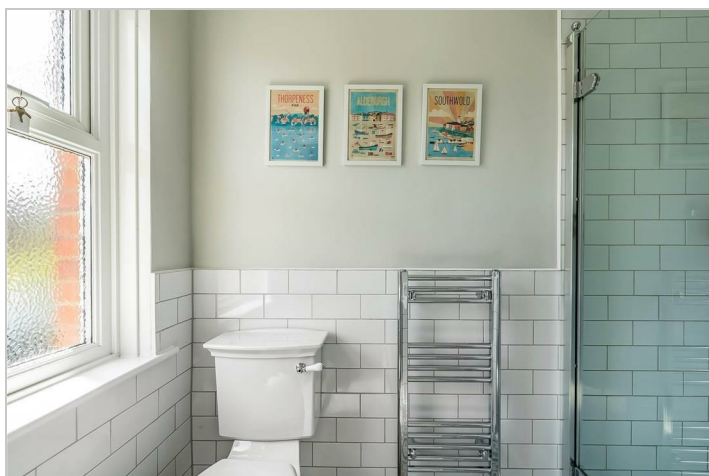
Front and rear aspect double glazed roof lights with integral blinds, ceiling spotlights, radiator.

Outside

Block paved off road parking with attractive shrub filled beds either side is present to the front of the property.

The long rear garden, extending to circa 36m (120ft) in length, enjoys a patio leading directly from the playroom beyond which the majority of this space is laid to lawn with shrub-filled beds either side, divided around half way along by a garden shed. At the far end of the garden is a raised area of hardstanding on which stands a further shed. A gate leads to a side passageway proving access around the side of the property.

Tandridge District Council Tax Band D



Road Map



Hybrid Map



Terrain Map



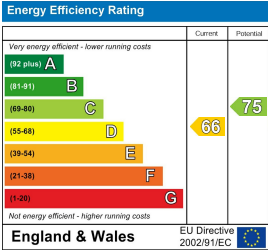
Floor Plan



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.