

Payne & Co.



6 The Priory

Godstone RH9 8NL

Freehold

£700,000



6 The Priory

Godstone RH9 8NL

£700,000



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 and its various locals shops and eateries. By road there are good connections to the major town centres of Redhill, Caterham and Oxted. Immediately to the north of the village is access to the M25 (junction 6).

Location/Directions

For SatNav use: RH9 8NL

On entering The Priory the road bears around to the right and the property will be found on the left hand side after a short distance.

To Be Sold

Situated in a quite sought after cul-de-sac in a central village location, this family home could benefit from modernisation throughout. Offered with vacant possession.

Front Door

Leading to;

Entrance Porch

Ceiling light, two coat cupboards, door to;

Sitting Room

Front aspect double glazed window and rear aspect double glazed French doors (to rear garden), warm air vents, fireplace (of brick and tile with gas fired coal-effect fire), doors to (and stairs to first floor);

Dining Room

Front aspect double glazed window, integral storage, warm air vent.

Kitchen

Rear aspect double glazed window, eye and base level units, work surfaces, twin bowl stainless steel sink with drainer and mixer tap, space for cooker with extractor over, cupboard (housing warm air boiler), space for dishwasher, door to;

Utility Room

Rear aspect double glazed window, work surface with inset sink and drainer and mixer tap, base level units, spaces for tall fridge freezer and washing machine, cupboard storage (shelved), doors to;

Cloakroom

Side aspect window, two piece sanitary suite (comprising close coupled w.c, and pedestal wash hand basin), warm air vent.

First Floor Landing

Loft hatch, warm air vent, doors to;

Bedroom

Front aspect double glazed window, warm air vent, integral storage.

Bedroom.

Rear aspect double glazed window, warm air vent, integral storage, pedestal wash hand basin with mixer tap.

Bedroom..

Front aspect double glazed window, warm air vent, integral storage.

Bedroom...

Rear aspect double glazed window, warm air vent, integral storage.

Family Bathroom

Rear aspect frost double glazed window, four piece white modern sanitary suite (comprising bath with mixer tap, close coupled w.c, pedestal wash hand basin with mixer tap, shower enclosure with integrated Aqualisa controls), warm air vent.

Outside

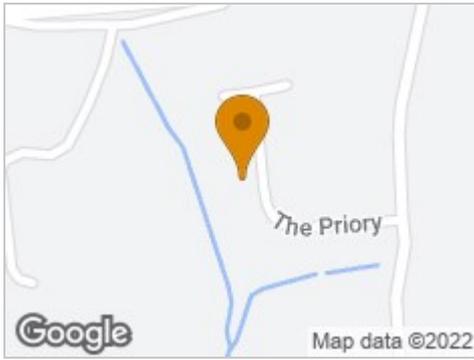
To the front of the property there is a generous amount of off road parking for three to four vehicles leading up to the single garage, with the remainder of this generously sized front garden given over to lawn together with an attractive cherry tree taking pride of place.

The rear garden comprises a patio adjacent to the rear elevation of the property, with a flat and level lawn beyond and a shrub bed along the right hand side. Side access is possible around both sides of the property.

The garage has an electric up and over door. The fuse board, gas and electricity meters are all found in this space.



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