



18 Dewlands

Godstone RH9 8BS

Freehold

£515,000



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Situation

Situated within a few minutes walk of the centre of this popular Surrey village with its attractive village green, local shops, restaurants, public houses and junior school. Access to the M25 motorway (junction 6) is within half a mile and both Oxted and Caterham town centres offering a wider range of facilities including railway stations with regular commuter services to London are within 3 miles.

Location

For SatNav use RH9 8BS. On entering Dewlands, the property is found on the left hand side after around 25m.

To Be Sold

A very well maintained and modernised three semi-detached house offering scope to extend (STPP) and situated within a short walk of the ever popular Godstone village. The property benefits from an attractive and well stocked garden, driveway parking and garage.

Hallway

Storage cupboard, stairs to first floor landing, and door to;

Lounge/Dining Room

Dual-aspect reception room featuring a large bay window to the front and a door providing direct access to the rear garden, complemented by a feature fireplace. Large opening to the kitchen.

Kitchen

Well-proportioned kitchen overlooking the rear garden, fitted with a range of wall and base units and housing the Ideal boiler. Comprises an electric hob, double oven, and sink with drainer, with space for a fridge/freezer, washing machine, and dishwasher. A door leads through to the side lobby.

Side Lobby/Cloakroom

Lobby leads to the side entrance and cloakroom, housing a low level W/C and hand wash basin.

First Floor Landing

Side aspect with loft access.

Bedroom One

Double bedroom with fitted wardrobes and views to the rear of the property

Bedroom Two

Double bedroom with views to the front of the property.

Bedroom Three

Single bedroom with views to the front of the property.

Bathroom

Fully tiled bathroom overlooking the rear of the property, comprising of bath with handheld shower attachment, separate walk in shower, low level W/C, hand wash basin and heated towel rail.

Garage

Single garage with up and over door.

Outside

To the front of the property is a shared driveway providing access to the garage and side entrance, with a garden laid predominantly to lawn.

The enclosed rear garden can be accessed via a side gate and comprises a combination of lawn and patio areas, complemented by flower beds and a useful shed providing additional storage.

Tandridge Council Tax E



Road Map



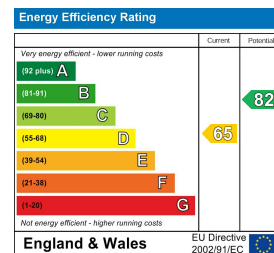
Floor Plan



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



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