

Payne & Co.



84 Ockleys Mead

Godstone RH9 8BA

£425,000



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Situation

Situated close to Godstone village with its local shops, village green, public houses, restaurant and post office together with social and recreational amenities. The larger town centres of Caterham and Oxted are close by offering a wider range of shopping facilities and railway stations providing frequent services to London (approximately 45 minutes). The area is well served with schools both state and independent for all age ranges. Junction 6 of the M25 is nearby giving access to the main motorway network, Channel Tunnel, Dartford Crossing, Heathrow and Gatwick airports.

Location/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the 'T' junction with the A25 turn right in the direction of Godstone. Proceed along this road passing Tandridge golf course on your left and at the roundabout proceed straight over. Continue along the A25 until you reach a further roundabout and take the second turning which will take you into Godstone Village. At the mini roundabout turn right into Godstone Hill and immediately right into Lindley Road. Continue as the road becomes Ockleys Mead and the property will be found after a short distance on your left hand side.

To Be Sold

An extremely well presented and modern two bedroom end of terrace house offering potential to extend (subject to planning), located close to Godstone Village. Benefits include modern fitted kitchen and bathroom, double glazed windows, gas central heating, ample driveway parking and a particularly long rear garden. Arranged on two floors the accommodation briefly comprises;

Entrance Hall

Stairs to first floor, laminate wood flooring.

Sitting Room

Fitted log burner, fitted shelves and cupboards, laminate flooring, storage cupboard under stairs, front aspect window.

Kitchen/Breakfast Room

Modern range of fitted units and appliances including slimline dishwasher, freestanding cooker with electric hob above, plumbing available for washing machine, space for upright fridge freezer laminate flooring, side personal door, double doors to rear garden.

Stairs to First Floor Landing

Trap to loft, deep built-in linen cupboard.

Bedroom One

Built-in wardrobe cupboard.

Bedroom Two

Outlook over rear garden, built-in wardrobe cupboard.

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Bathroom

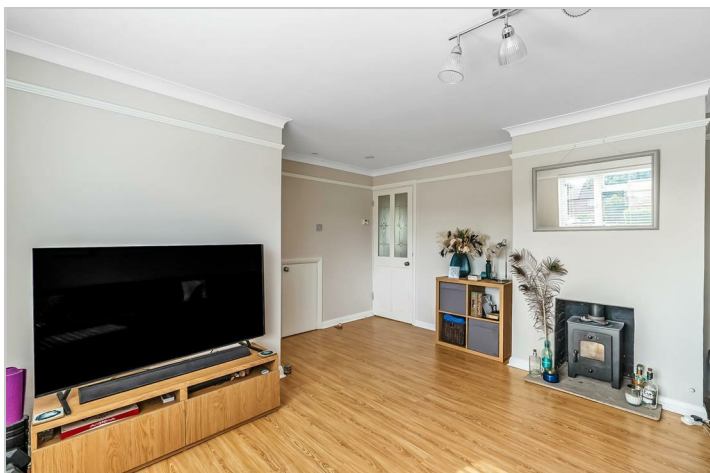
Modern white suite of enclosed bath with mixer tap and shower attachment above, vanity unit, chrome heated ladder towel rail.

Separate WC

Low suite wc.

Outside

Driveway parking to the front of the property with adjacent area of lawn. Wide side access to the rear garden which is of good proportions with paved patio and adjacent brick built garden shed, large area of lawn. To the far end of the garden there is an additional paved patio.



Road Map



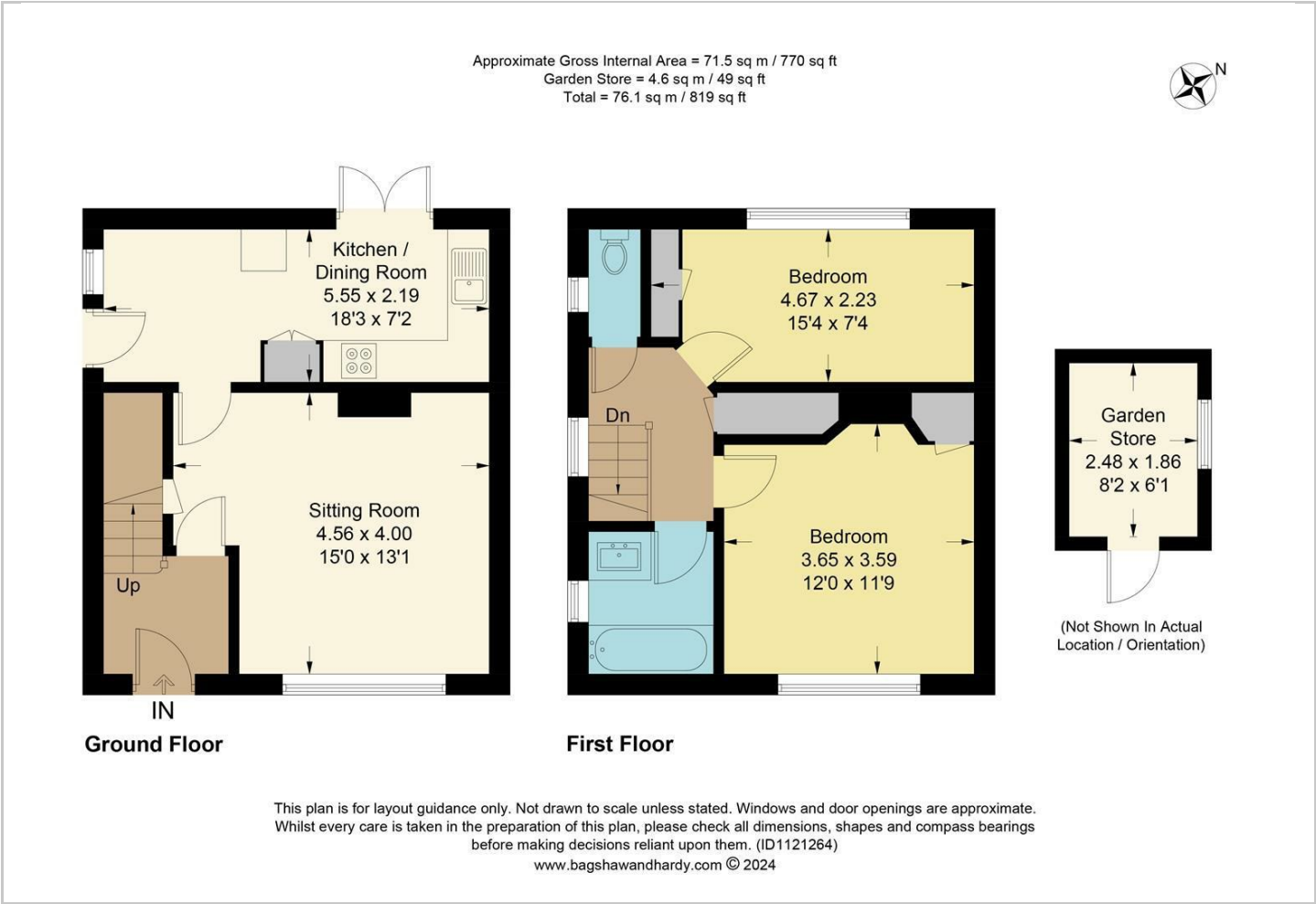
Hybrid Map



Terrain Map



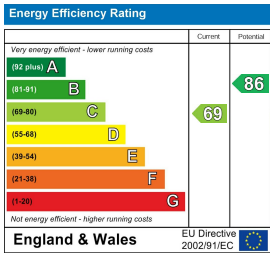
Floor Plan



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.