



Orchard Lane, Godstone RH9 8DW

welcome to **Orchard Lane, Godstone**

In a very quiet location at the end of a small cut de sac is this THREE DOUBLE BEDROOM home set in the popular village of Godstone which is close to excellent walks along the North Downs and has pubs, convenience stores, a primary school and coffee shops, while Caterham and Oxted have a wider choice of shopping and services. Gatwick airport lies to the south west and junction 6 to the north of Godstone provides access to the M23/M25 motorway network.

Local schools include primary schools at Blindley Heath and South Godstone, Oxted County, and a number of popular private schools including Lingfield College, Woldingham, Caterham School and Reigate Grammar.

The home is set over three floors with 1050 SQ FT on offer to the lucky new owner.

The ground floor benefits from kitchen, the ever important w/c and extended reception room with bifold doors leading out to the rear garden. Once on the first floor you have two double bedrooms, one with en-suite and large landing!

The second floor comprises of third double bedroom and family bathroom.

The property is finished to an excellent standard with flexible living which also has off street parking to the front.

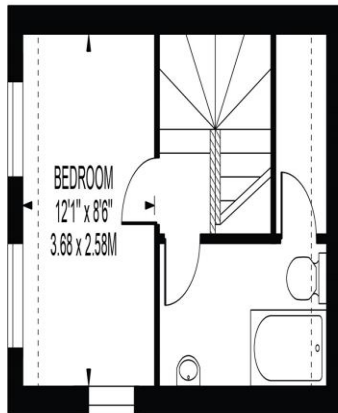


ORCHARD LANE

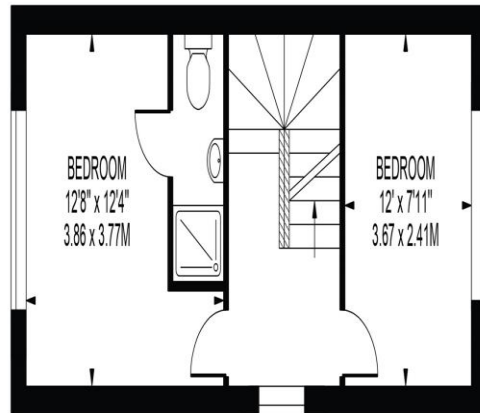
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1050 SQ FT - 97.56 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

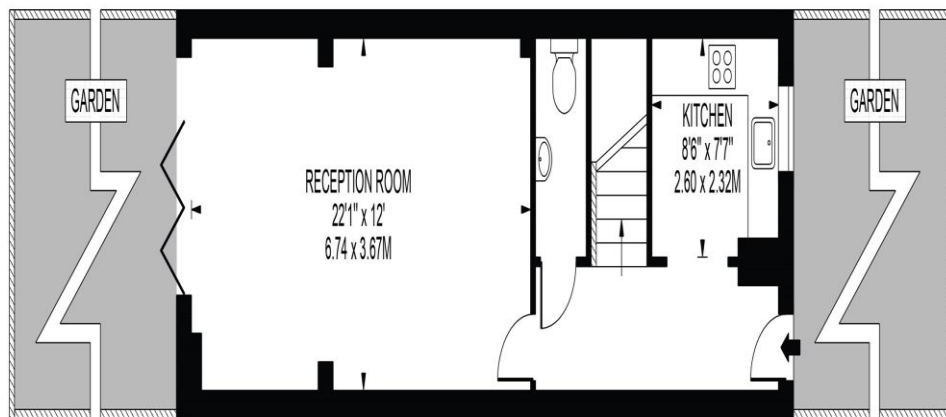
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 24 SQ FT - 2.22 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Orchard Lane, Godstone

- Three double bedrooms
- Off street parking
- ground floor w/c
- Bifold doors leading to the rear garden
- En-suite to master bedroom

Tenure: Freehold EPC Rating: C

offers over

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103140



Property Ref:
RDH103140 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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