



**High Street, Godstone RH9 8LW**



***welcome to***

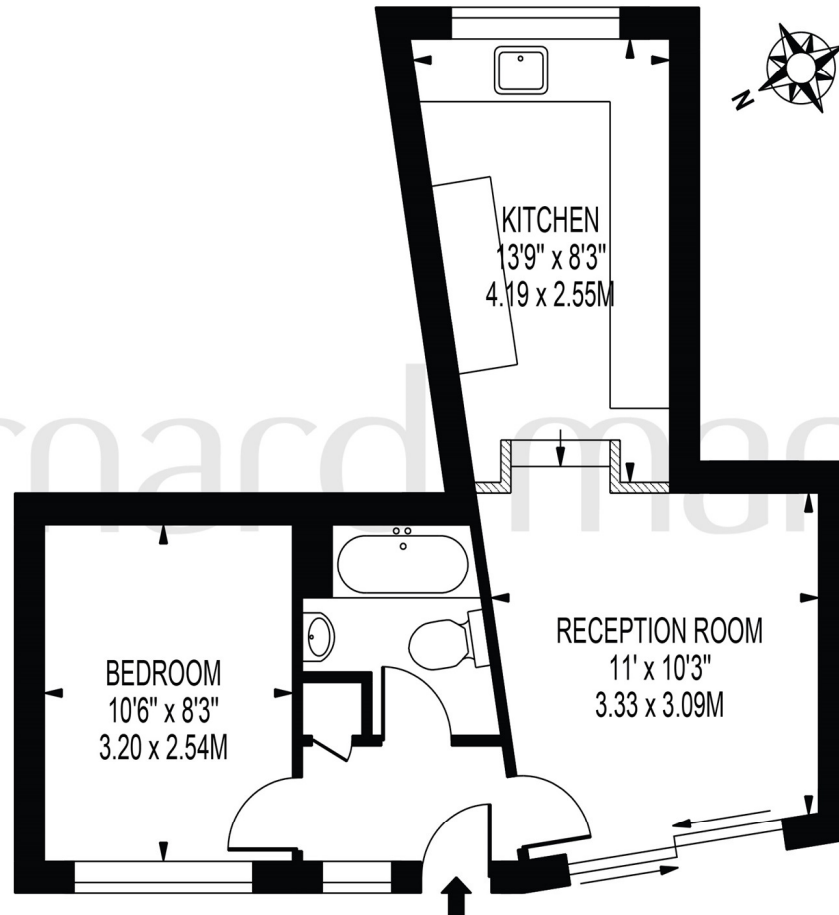
## **High Street, Godstone**

This beautiful CHAIN FREE one double bedroom ground floor maisonette with private garden is situated in the centre of the popular village of Godstone which is close to excellent walks along the North Downs and has pubs, convenience stores, a primary school, nursery, and coffee shops, while Caterham and Oxted have a wider choice of shopping and services. Gatwick Airport lies to the southwest and Junction 6 to the north of Godstone provides access to the M23/M25 motorway network. Local schools also include primary schools at Blindley Heath and South Godstone, Oxted County, and several popular private schools including Lingfield College, Woldingham, Caterham School and Reigate Grammar plus Hawthorns and Hazelwood prep schools nearby. The property comprises of own entrance, reception room with patio doors out onto the garden, kitchen with breakfast bar, bathroom and double bedroom. The home has been updated throughout so it is just a case of moving in!



## HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 378 SQ FT - 35.12 SQ M



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 High Street, Godstone

- Private Garden
- Sold with new lease
- Ground floor
- Set by Godstone Green
- One double bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 145 years from 24 Jun 1979.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £215,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH103187](https://barnardmarcus.co.uk/Property/RDH103187)



Property Ref:  
RDH103187 - 0015

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**01737 769062**



[redhill@barnardmarcus.co.uk](mailto:redhill@barnardmarcus.co.uk)



27 Station Road, REDHILL, Surrey, RH1 1QH



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**