



Godstone Road, Whyteleafe CR3 0BD

welcome to

Godstone Road, Whyteleafe

This mid-terraced house on Godstone Road offers a promising opportunity for buyers seeking a property with renovation potential. In need of modernisation, the home features two generously sized double bedrooms, a family bathroom, two separate reception rooms, and a dedicated kitchen area, providing a versatile layout suitable for a variety of living arrangements. A useful loft room adds further flexibility, ideal as a home office, hobby room or additional storage. The property benefits from on-street parking and is offered with no onward chain, making it an appealing option for first-time buyers, investors, or those looking to personalise their next home.

Situated on the well-connected Godstone Road, the property enjoys convenient access to local amenities, schools, and transport links. The area is well-served by public transport, with nearby bus routes and mainline train stations offering direct services into central London and surrounding areas. The vibrant neighbourhood provides a mix of shops, cafés, and green spaces, including proximity to recreational parks. Whether you're commuting or simply looking for a well-located home to transform, this property presents a superb opportunity in a sought-after part of the town.

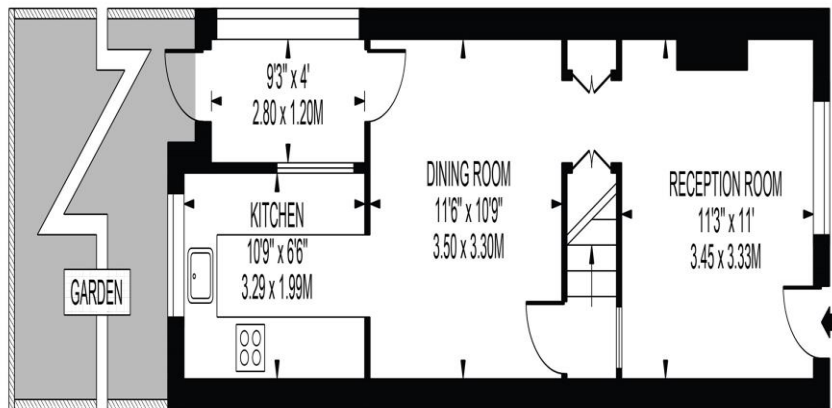
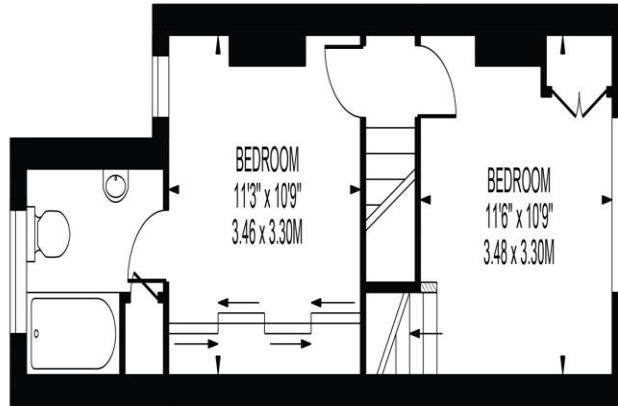
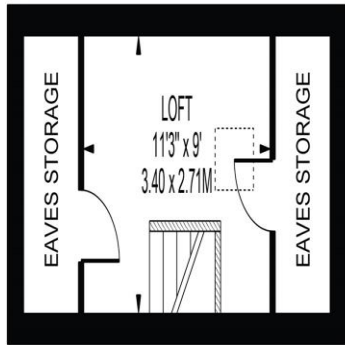


GODSTONE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 908 SQ FT - 84.35 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 58 SQ FT - 5.40 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.



Agents Notes:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

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- In Need of Modernisation
- Two Double Bedrooms
- Bathroom
- Two Receptions
- Separate Kitchen

Tenure: Freehold EPC Rating: F
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107714



Property Ref:
SAN107714 - 0007

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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