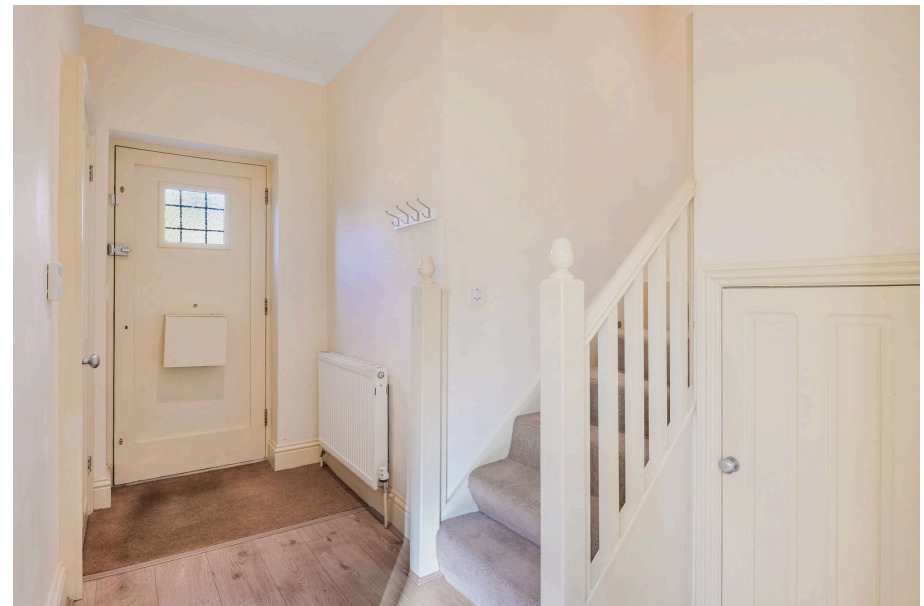




Stangrave Mews, Godstone, Surrey, RH9 8NB

Guide Price £425,000

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This charming two-bedroom cottage located in a secure, gated development, offering an exceptional opportunity for UK buyers. With three allocated parking spaces and additional visitor parking, convenience is at your doorstep.

ACCOMMODATION

Step inside to find a welcoming ground floor featuring a useful understairs cupboard, and a convenient cloakroom. The bright reception room benefits from dual-aspect windows, while the kitchen at the rear is equipped with built-in appliances and ample wall and base units for all your culinary needs.

Upstairs, the principal bedroom is a true retreat, complete with an ensuite shower room and built-in storage. The second bedroom, also featuring built-in storage, is positioned at the rear, alongside a separate family bathroom.

OUTSIDE

The front garden is predominantly laid to lawn, complemented by a charming patio area and an elegant brick-pillared entrance. Enjoy the convenience of three allocated parking bays, along with access to visitor parking. The development boasts secure gated access via electronically operated gates, ensuring peace of mind.

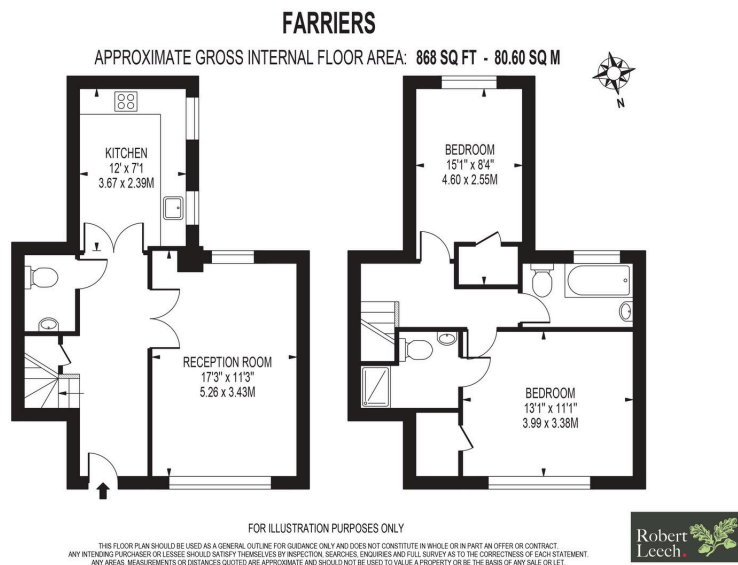
Please note that there is an annual maintenance charge for the upkeep of the communal areas.

LOCATION & TRAVEL

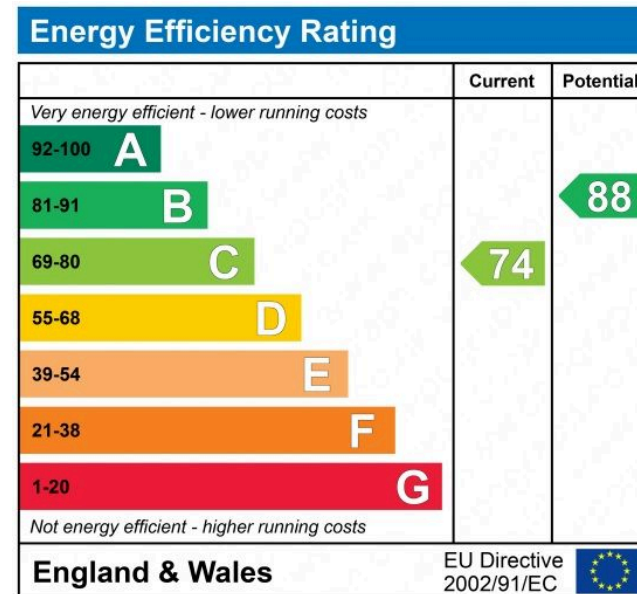
Nestled just half a mile from Godstone village, this property is ideally located near a variety of amenities, including a village store with a Post Office, convenience store, public houses, a cricket ground, and a primary school. With easy access to local centres such as Redhill, Oxted, and Caterham, you'll have everything you need within reach. Junction 6 of the M25 is only 2 miles away, connecting you to major motorways, Heathrow, and Gatwick airports, as well as the Channel ports. For those commuting to London, rail services are conveniently available from Oxted and Redhill.

***All distances and timings are approximate*





- NO CHAIN
- Family Bathroom
- 3 Allocated Parking Spaces
- Close To Godstone Village
- EPC Rating C
- Two Bedrooms
- Ensuite Shower Room
- Secure Gated Development
- Downstairs Cloakroom
- Council Tax Band E



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents