



Connells

Lagham Road
South Godstone
Godstone



Property Description

Connells are pleased to present to the market this spacious three-bedroom semi-detached family home, located within the popular residential location of South Godstone. The property is positioned on a generous plot and would make a great family home. Internally, the property comprises of an entrance hall, which offers storage space. This leads through to a spacious double aspect lounge diner, with patio doors to the rear providing access to the garden and a feature fireplace. To the rear of the property, there is also a kitchen, benefiting from space for a range of white goods and modern appliances. On the first floor, the property boasts two double bedrooms with built in storage, with the master bedroom to the front. There is also a good sized third bedroom, which would be ideal for a home office or children's bedroom. The accommodation is complete with a family bathroom, offering a modern corner shower unit. Externally, the property has plenty to offer with a shingle driveway and a garage to the side, with an electric door. The rear garden is laid to astro-turf and patio, and a workshop with internal power. Located in this popular residential location, the property is within easy reach of Godstone train station, as well as local bus routes & the M25. The property is just over 4 miles from picturesque Lingfield, with its pretty village pond, amenities, and main line rail service to London whilst more comprehensive facilities can be found at the old market town of East Grinstead

Front Garden

With path leading to front door and shingle driveway.

Entrance Hall

With stairs leading to the first floor. Understairs cupboard, radiator, laminate flooring.

Lounge Diner

23' 6" max x 13' 4" max (7.16m max x 4.06m max)

Dual aspect with window to the front and patio door to the rear. Open fire place, TV point and telephone point. Radiator, power points and laminate flooring.

Kitchen

12' x 9' 3" (3.66m x 2.82m)

With window and door to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for range oven, fridge freezer and plumbing for dishwasher and washing machine. Power points, part-tiled walls and tiled floor.

Landing

With window to the side and doors to all rooms. Storage cupboard, power points and fitted carpet.

Bedroom 1

12' x 12' 5" (3.66m x 3.78m)

With window to the front and built-in cupboard. Radiator, power points and fitted carpet.

Bedroom 2

9' 4" x 9' 9" (2.84m x 2.97m)

With window to the rear. Built-in cupboard. Radiator, power points and fitted carpet.

Bedroom 3

8' 6" x 7' (2.59m x 2.13m)

With window to the front. Fitted unit, radiator, power points and fitted carpet.

Bathroom

With window to the rear. Suite comprising low-level WC, wash hand basin and corner shower unit with shower over. Tiled walls and floor and heated towel rail.

Rear Garden

With fenced boundaries and side access. Patio, decking and astro-turf areas. Garden shed, workshop with power supply.

Parking

Shingle driveway to front.

Garage

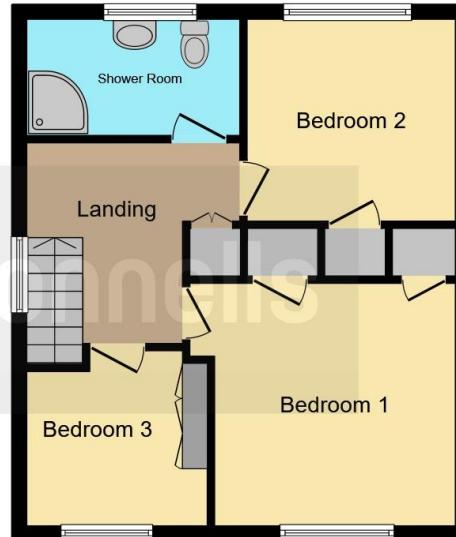
With up and over door and power supply.



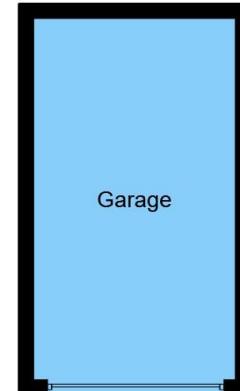




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EGR404912



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR404912 - 0004