



RAYNERS
TOWN & COUNTRY

OAKLANDS
SOUTH GODSTONE, SURREY, RH9 8HX

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OFFERS IN EXCESS OF £450,000

Amazing opportunity to purchase this extended three bedroom End of Terrace family home with double story extension, situated in a sought after cul-de-sac location.

The property has undergone extensive renovations by the current owners and now provides bright and spacious accommodation throughout.

To the ground floor is a good sized lounge to the front aspect and to the rear is an extended kitchen diner with bifold doors leading to the level rear garden.

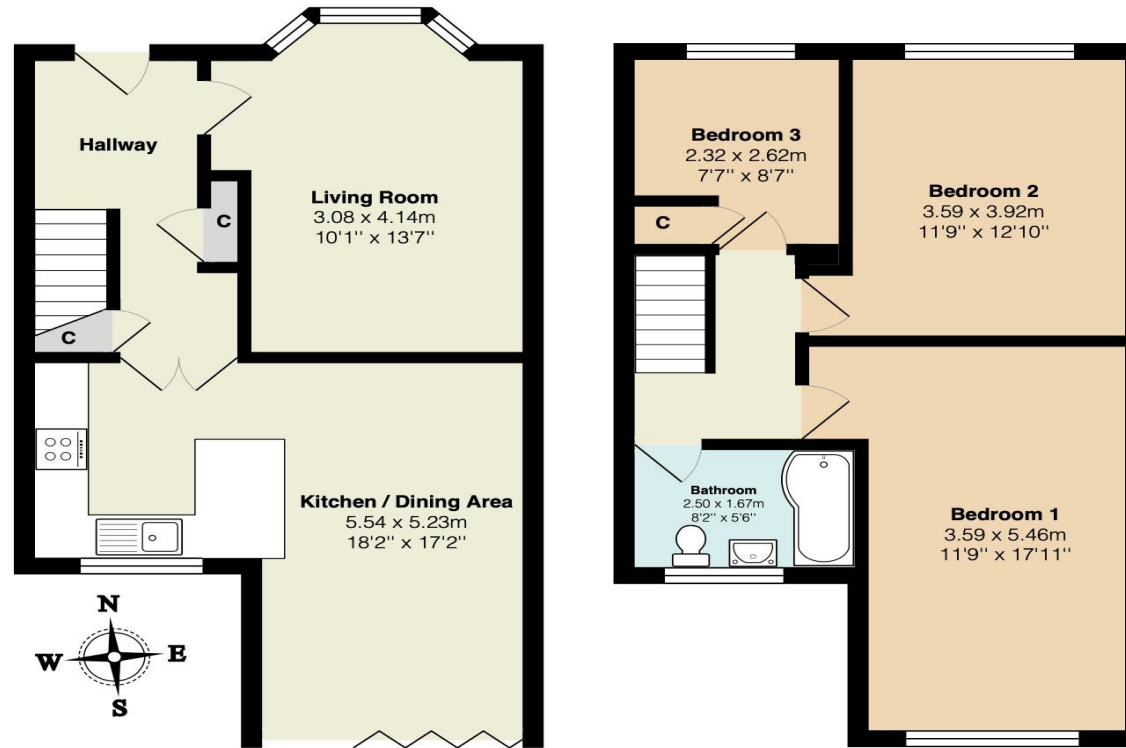
To the first floor is a large 17ft 11 x 11ft 9 master bedroom and two further bedrooms as well as a remodelled family bathroom. Outside the rear garden is mainly laid to lawn with a generous patio area and shared side access. There is also a single garage en-bloc.

Situated in the semi-rural village of South Godstone, the property is within walking distance of the village primary school and convenient sports field with nearby woods and children's play area. It is a short walk to South Godstone train station that offers trains to Redhill for a change to Croydon in approx 38 Minutes and is in close proximity of junction 6 of the M25. More comprehensive facilities can be found in the nearby towns of Oxted and Caterham both of which offer a range of facilities including further trains to London and a wide range of shops, supermarkets and schools. There are sports and leisure centres in both towns as well as golf and sports clubs locally. The area is surrounded by open countryside including the North Downs with walking, riding and cycling routes nearby.





73 Oaklands



Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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