



RAYNERS
TOWN & COUNTRY

KNIGHTS WAY
GODSTONE, SURREY, RH9 8FD

17 KNIGHTS WAY

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Guide Price £530,000

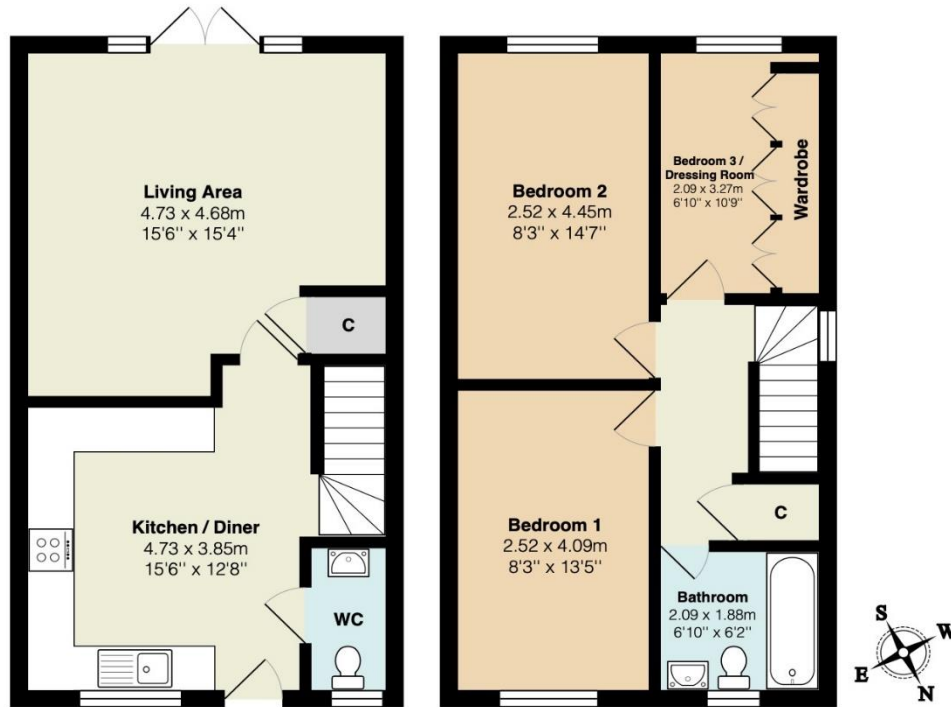
Rayners are delighted to present to the market this stunning end of terrace house situated in a quiet, private cul de sac close to Godstone Village. The current owners have presented the property beautifully throughout with the accommodation including a lovely modern fitted kitchen with room for a table and chairs, downstairs WC and a well appointed lounge with doors out to the pretty Southerly facing garden. Upstairs are two double bedrooms and a third single bedroom that the vendors use as a dressing room. The upstairs bathroom reflects the high quality of the rest of the house with modern, contemporary styling and fitments. The house benefits from two allocated parking bays.

The property is situated in Godstone with its picturesque village green and pond, local shops and a selection of inns and restaurants. The wealth of surrounding countryside includes nearby Godstone Farm. Caterham and Oxted are both situated within a few miles of the property offering more extensive shopping, supermarkets, cinema and leisure complex. The M25 and M23 are easily accessible providing access to Gatwick and Heathrow airports. There are a number of desirable schools in the area for all ages. No onward chain.





17 Knights Way



Total Area: 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only



Additional information –

Communal Service charge – Approx £1000 per annum

Approx 5 years remaining of NHBC Builders Warranty end date 2029

There is a pump for the estate that takes the waste from each house and pumps to main drains.

This information has been provided by the seller and will need to be verified through a solicitor.

Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: B

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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