



CROWHURST MEAD  
GODSTONE, SURREY, RH9 8BF

Situated just a few minutes' walk from the historic Surrey village of Godstone is this delightful one bedroom 1st floor maisonette which benefits from being chain free and ready to move into. Part of a small, modern development, the property includes its own allocated parking space for added convenience.

Enjoy the charm of Godstone village with its traditional village green, duck pond, and period buildings, all within easy reach. The area offers a range of amenities, including local shops, pubs, cafes, restaurants, and a primary school. For nature enthusiasts, the Greenbelt countryside provides ample opportunities for outdoor activities.

The property also boasts easy access to the M25 motorway and several mainline railway stations within a 5-10 minute drive, making it ideal for commuters. Don't miss the chance to make this delightful maisonette your new home.

**Tenure: Freehold**

**Local Authority: Tandridge District Council**

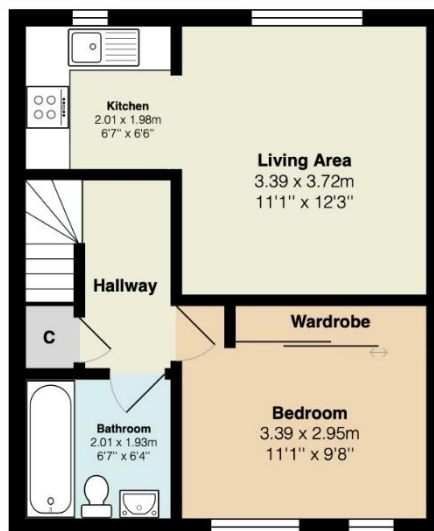
**Council Tax Band: C**

**EPC Rating: D**

**Maintenance Fee: Communal charge for the estate is approx £438 per annum payable in two instalments, along with a potential annual end of year charge as required. Please ask for further details.**

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

12 Crowhurst Mead



Total Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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