



RAYNERS  
TOWN & COUNTRY

ST STEPHENS COURT  
SOUTH GODSTONE, SURREY, RH9 8EU



# 1 ST STEPHENS COURT

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GUIDE PRICE of £435,000

Rayners are delighted to present to the market this three bedroom, link detached house situated at the end of a cul-de-sac but within close proximity to South Godstone station. The accommodation includes flexible space to the ground floor with the kitchen positioned at the front of the house adjacent to the garage allowing scope to convert it to become part of the living space. Additionally there is a ground floor cloakroom, dining area and lounge with doors leading directly to the garden. The first floor comprises two double bedrooms, a single bedroom and a family bathroom with bath and separate shower. Whilst the property is presented well throughout there is scope for the incoming purchaser to make further improvements and also the potential to extend not only into the garage but also to the side subject to the usual planning consents. The property is offered to the market as end of chain. Viewing is highly recommended.









### 1 St. Stephens Court

**Living Room**  
4.48 x 4.06m  
14'8" x 13'4"

**Dining Area**  
2.59 x 2.53m  
8'6" x 8'4"

**Kitchen**  
2.90 x 3.15m  
9'6" x 10'4"

**WC**

**Garage**

**Bedroom**  
2.31 x 4.23m  
7'7" x 13'10"

**Bedroom**  
2.48 x 3.47m  
8'2" x 11'4"

**Bathroom**  
1.80 x 2.00m  
5'11" x 6'7"

**Wardrobe**

**Wardrobe**

**Compass Rose:** N, E, S, W

**Total Area:** 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup> (excluding garage)

*All measurements are approximate and for display purposes only*



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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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