



**RAYNERS**  
TOWN & COUNTRY

**LAGHAM ROAD**  
**SOUTH GODSTONE, SURREY, RH9 8HE**



# 7 LAGHAM ROAD

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GUIDE PRICE £375,000

Rayners are delighted to market this two bedroom end of terrace cottage. Accommodation provides a cosy snug living room to the front and to the rear a dining room which features a log burner and leading on to the fitted kitchen. There is a storage room to the rear of the kitchen that would be ideal to convert and extend the kitchen. Upstairs there is wooden flooring throughout, a family bathroom and two double bedrooms.

To the front of the property is garden which has potential to make in to off street parking. To the rear there is a long level garden mainly laid to lawn.

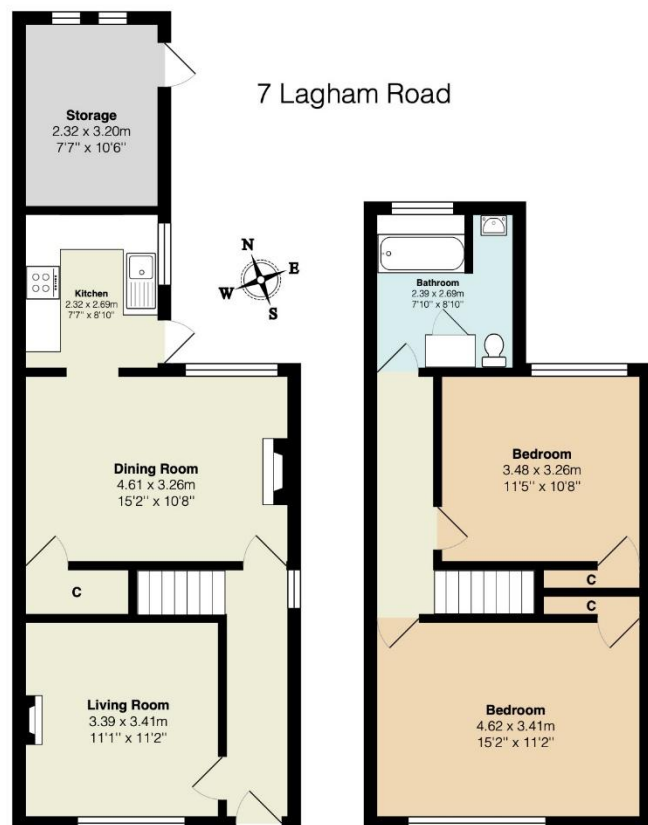
The area is very well connected, South Godstone boasts its own railway station which is walking distance from the property and is used by the current owners to commute to central London. It has a restaurant and a small shop at the petrol station as well as a 'Good' rated primary school. South Godstone is close to countryside whilst still being within a 10-minute reach of Oxted and Caterham with their full range of amenities. The area also provides easy access to Gatwick Airport and the motorway network at Junction 6 of the M25.







**Tenure: Freehold**  
**Local Authority: Tandridge District Council**  
**Council Tax Band: D**  
**EPC Rating: D**



Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup> (excluding storage)

All measurements are approximate and for display purposes only

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://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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