



13 THE PRIORY GODSTONE, SURREY, RH9 8HL

GUIDE PRICE £750,000

A fantastic opportunity to purchase this amazingly spacious 4 bedroomed detached house. The property has been extended and now offers over 2,300 square feet of flexible living space. Downstairs are two large living areas as well as a modern fitted kitchen, two double bedrooms and a bathroom. The first floor offers an additional two double bedrooms and a family bathroom with a large eaves storage space/bonus room. The garage and driveway provide ample parking facilities. The rear garden is well established with attractive seating areas, level lawn and mature shrubs. Offered to the market as end of chain. Situated in the heart of this popular village, there is convenient access to a range of local amenities including a post office, bakers, chemist and selection of cafes, pubs and restaurants. Godstone Village has a local primary school, tennis and bowls clubs and direct access to Greenbelt countryside. Junction 6 of the M25 is around a mile away and mainline railway stations are at Oxted, Caterham and South Godstone. The larger towns of Oxted and Caterham provide a wider selection of shops, supermarkets sports centres and leisure facilities.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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