



RAYNERS  
TOWN & COUNTRY

35A LAGHAM PARK  
SOUTH GODSTONE, RH9 8EW

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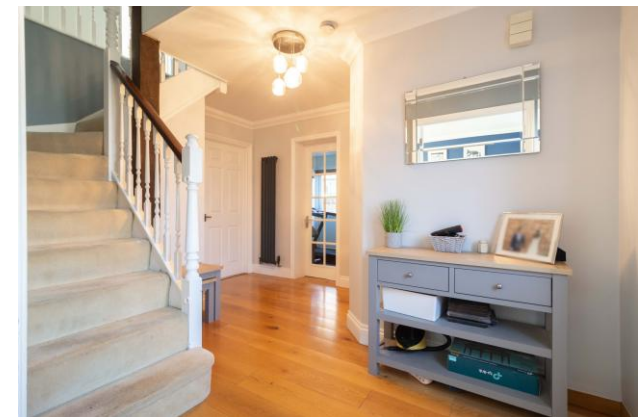
OFFERS IN EXCESS OF £700,000

Rayners are pleased to offer this attractive detached family home, located on one of South Godstone's most desirable roads. The property offers generous and versatile accommodation throughout, including a spacious lounge with wood burner, open-plan dining area, well-appointed kitchen, separate utility room, and a versatile additional room currently used as a gym. There is also a downstairs WC.

Upstairs, there are four well-sized double bedrooms, all with built-in storage. The master benefits from an ensuite shower room, and there is also a family bathroom.

Externally, the home boasts a large driveway with parking for multiple vehicles, a garage (part storage), and a beautifully maintained south-facing rear garden with patio area.

This fantastic property is ideally suited for family living and is conveniently located for local transport links and amenities. Early viewing is highly recommended.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: G**

**EPC Rating: D**

**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

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

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