

Ockleys Mead, Godstone, RH9 8BA



£450,000



House - Terraced

- Three Bedroom Terraced House
- Dining/Family Room With Double Doors Leading To Garden
- Near to Godstone Village
- Double Glazing
- Must Be Viewed To Be Appreciated
- Integrated Open Plan Fitted Kitchen With Breakfast Bar
- Downstairs WC
- Gas Central Heating with Radiators
- Off Street Parking for Two Cars
- Access to M25 nearby

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DO NOT MISS OUT ON VIEWING THIS LOVELY THREE BEDROOM TERRACED HOUSE WHICH IS A CREDIT TO THE PRESENT OWNERS AND HAS THE BENEFIT OF AN OPEN PLAN KITCHEN / BREAKFAST ROOM PLUS / DINING / FAMILY ROOM. This is a fantastic property! This three-bedroom terraced house has so much to offer, from its spacious open-plan kitchen and family/dining room to the modern, fully fitted kitchen with built-in appliances. The natural light and inviting living space are ideal for both family time and entertaining guests. Plus, the refitted bathroom and three generous bedrooms add to its appeal.

Off-street parking for two cars is a big bonus, especially in a location close to Godstone Village, which offers shops, restaurants, and green spaces. Being near larger towns like Caterham and Oxted, with great transport links to London, makes it even more attractive. The proximity to local schools and easy access to the M25 further enhances the convenience.

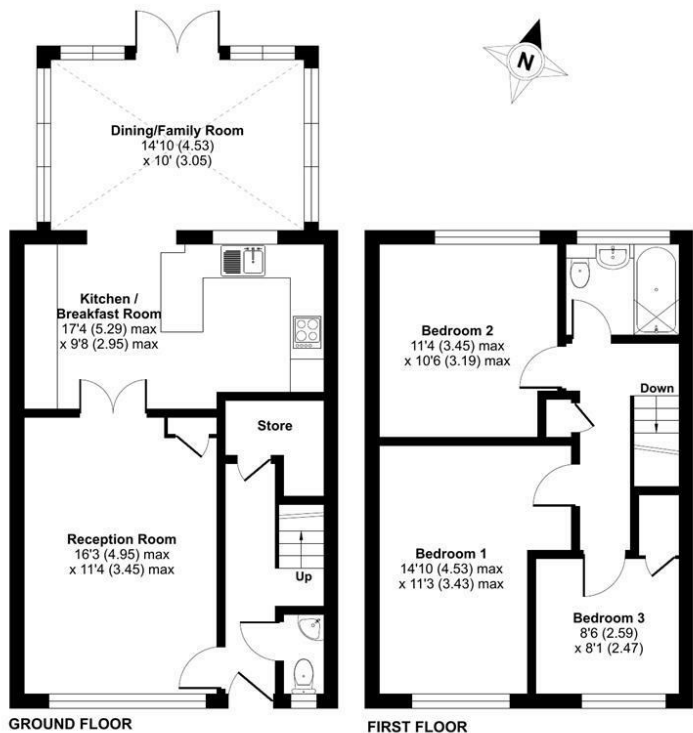
Under the Estate Agents Act we declare that this property is owned by a relative of a member of our staff.

Tenure: Freehold - Tandridge Council tax band D - EPC RATING C - Off Street Parking

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

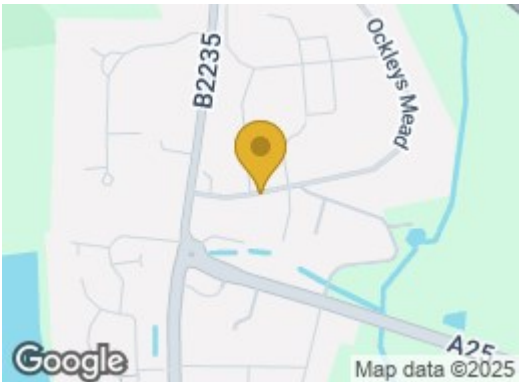
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Approximate Area = 1089 sq ft / 101.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Home Castle. REF: 1244282

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.