



RAYNERS
TOWN & COUNTRY

132 HIGH STREET,
GODSTONE, SURREY. RH9 8DX

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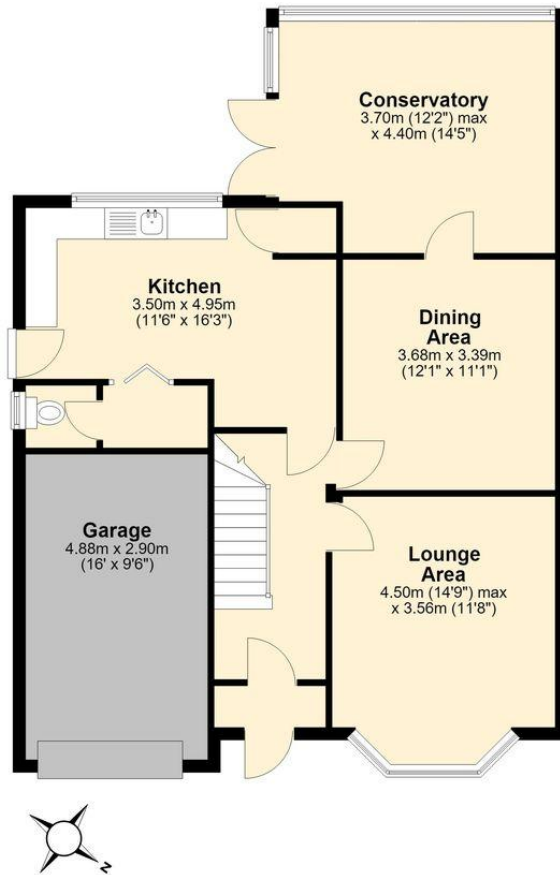
This well-loved, four-bedroom semi-detached house comes to the market requiring full renovation. Situated in a desirable village location, the property occupies a large, level plot and offers fabulous potential for the incoming buyer to create a truly bespoke home. Outside, there is a generous garden with an attractive feature-wall boundary, along with a driveway to the front. The property is conveniently located close to Godstone village centre, with its welcoming pubs and coffee shops, and is just a short drive from Junction 6 of the M25. More comprehensive shopping, leisure and transport facilities can be found in Caterham, Oxted and Redhill. The area is also well served by good local schools. Offered with no onward chain.





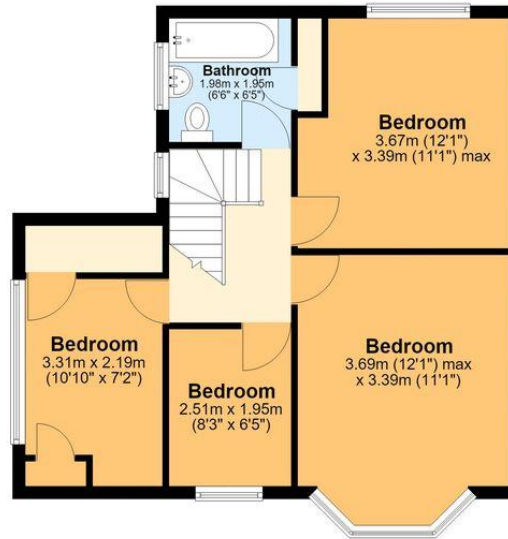
Ground Floor

Approx. 85.0 sq. metres (914.7 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 135.5 sq. metres (1458.0 sq. feet)

- **Tenure: Freehold**
- **Local Authority: Tandridge District Council**
- **Council Tax Band E**
- **EPC – F Rating**
- **Property is within conservation area**
- **Information supplied by sellers to be verified through solicitors.**

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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