

# Payne & Co.



**9 Bakers Mead**

**Godstone RH9 8AU**

**Freehold**

**£399,950**



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## Situation

Located close to Godstone Village with its local shops, village green, public houses, restaurants and post office together with social and recreational amenities. The larger town centres of Caterham and Oxted are close by offering a wider range of shopping facilities and railway stations providing frequent services to London (approximately 45 minutes). The area is well served with schools, both state and independent, for all age ranges. Junction 6 of the M25 motorway is nearby giving access to the remainder of the motorway network, the Channel Tunnel, Dartford Crossing and Heathrow and Gatwick airports.

## Location

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the 'T' junction with the A25 turn right in the direction of Godstone. Proceed along this road passing Tandridge Golf Course on your left and at the roundabout proceed straight over. Continue along the A25 until you reach a further roundabout and take the second turning which will bring you into Godstone Village. At the mini roundabout turn right into Godstone Hill, passing the Shell petrol station on your left and Bakers Mead will be found after a short distance on the right hand side.

## To Be Sold

A rare opportunity to purchase a property that requires general modernisation and one that offers a buyer a fantastic prospect to extend (STPP). There is ample driveway parking and a good size, level rear garden and the property is being sold with NO ONWARD CHAIN.

## Hallway

Featuring a built-in under-stairs cupboard providing useful storage, along with a dedicated area for hanging coats. Stairs lead up to the first-floor accommodation.

## Kitchen

Fitted with a single sink and drainer, complemented by a range of floor cupboards. There is space for a washing machine and fridge freezer, along with a free standing electric cooker. There are two built in larder cupboards. With a view to the side of the house and doors leading to the rear porch and lounge/dining room.

## Lounge/Dining Room

A bright and generously sized dual-aspect lounge/diner, benefitting from a built in electric fireplace with stone surround and hearth

## Cloakroom

Low suite w/c with hand basin

## Rear Porch

Part brick, part glazed enclosed porch

### **First Floor Landing**

With access to loft space and doors to all rooms. Airing cupboard housing hot water cylinder with shelving providing useful linen storage

### **First Bedroom**

Double bedroom with views over the rear garden.

### **Second Bedroom**

Double room with views over the front garden

### **Third Bedroom**

Single room with views over the front garden

### **Bathroom**

Partially tiled bathroom comprising a paneled bath with shower attachment, WC and wash hand basin.

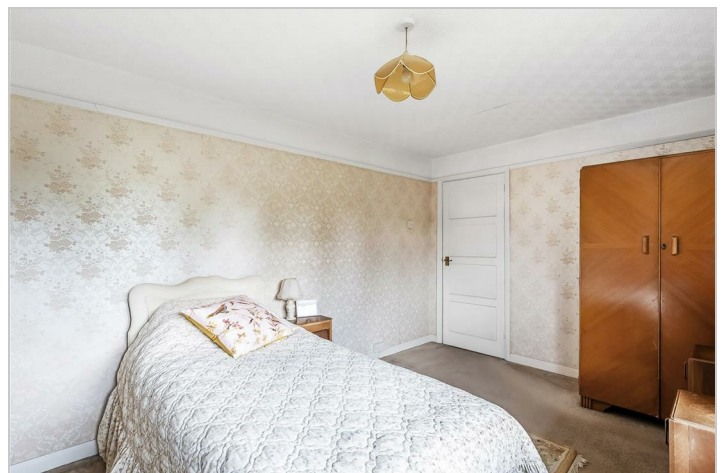
### **Outside**

The property benefits from a front garden with established front hedgerow, bordered by the driveway providing off-road parking for two or

three vehicles.

To the rear, the garden is mainly laid to lawn and includes a green house and an outbuilding containing separate access to a brick built storage and attached shed. There is also convenient side access to the rear of the property

### **Tandridge District Council Tax D**



## Road Map



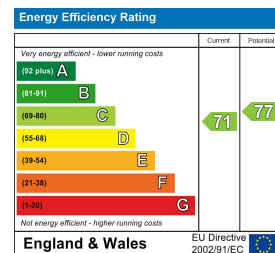
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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