



**RAYNERS**  
TOWN & COUNTRY

**130 HIGH STREET  
GODSTONE, SURREY, RH9 8DX**



# 130 HIGH STREET

## GODSTONE, SURREY, RH9 8DX

GUIDE PRICE £625,000

Nestled close to the picturesque and historic village of Godstone, this extended three-bedroom semi-detached home blends generous proportions with a wonderfully welcoming feel. All three bedrooms are comfortable doubles, and the property has been maintained to a high standard, including the benefit of a recently installed new roof.

There's still plenty of scope to add your own modern touches, making it an ideal choice for anyone looking to personalise a well-cared-for home.

The property enjoys excellent off-road parking, a real advantage in this sought-after area, along with a lovely level rear garden that's perfect for relaxing or entertaining. To the front, a pleasant outlook enhances the sense of space and tranquility.

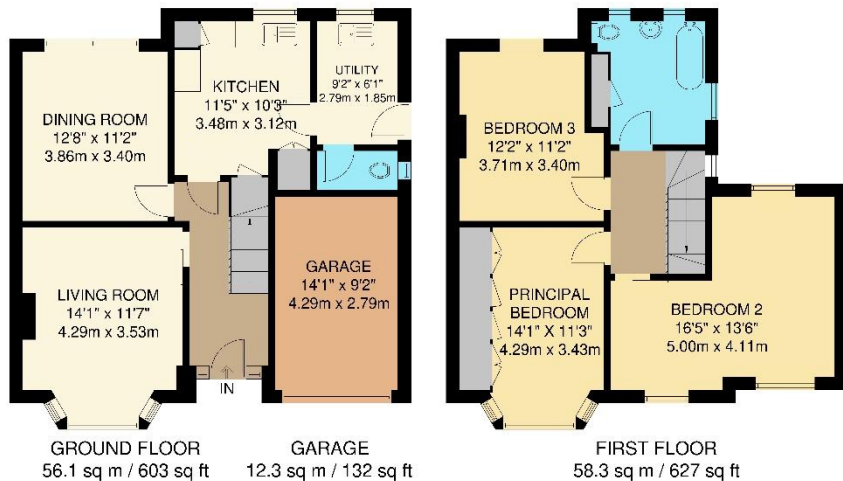
A fantastic opportunity to secure a spacious home in a desirable location with room to grow and make it your own.











TOTAL FLOOR AREA = 114.4 sq m / 1230 sq ft (Approx)  
 GARAGE = 12.3 sq m / 132 sq ft (Approx)

TOTAL = 126.7 sq m / 1362 sq ft (Approx)

Whilst every attempt has been made to ensure the accuracy of the floor plan and the room measurements, the purchaser should be aware that the dimensions are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: E**

**EPC Rating: TBC**

**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 illustrative 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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