



RAYNERS
TOWN & COUNTRY

16 WILLIAM WAY
GODSTONE, SURREY, RH9 8FG

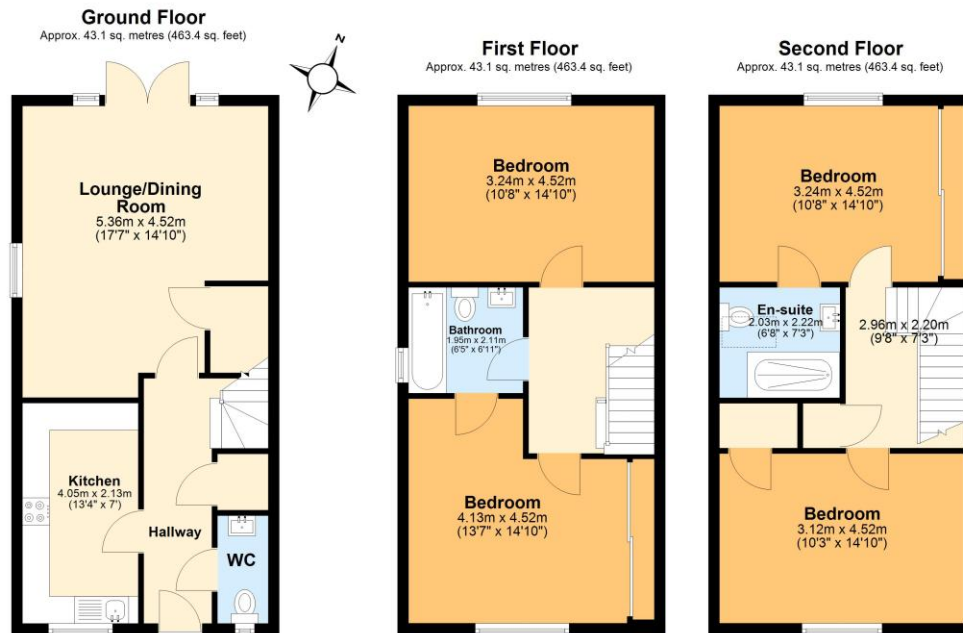
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Built in 2020 and offering approximately 1,390sqft of accommodation, this beautifully presented four-bedroom end-terrace home is arranged over three spacious floors and occupies a quiet position at the far end of a small private courtyard development in the heart of Godstone village. The property features four generous double bedrooms, including a principal bedroom with en-suite and attractive views, with built-in wardrobes to two bedrooms, together with a contemporary family bathroom finished with granite worktops, a modern integrated kitchen and a spacious lounge/dining room with doors opening onto the private rear garden. Further benefits include dedicated side access, two allocated parking spaces, an electric vehicle charging point., very fast fibre broadband, an EPC rating of B and the remainder of the NHBC warranty. The property is ideally suited to working families, being approximately five minutes' walk from the village centre, green, playground, pubs, shops and primary school, while Junction 6 of the m25 is around one mile away and Oxted and Redhill stations provide regular services into London, with selected journeys taking around 40 minutes. Godstone offers an appealing balance of excellent commuter connections and traditional village life, with nearby farm shops, local events and the popular annual Donkey Derby and village fete.







Total area: approx. 129.2 sq. metres (1390.2 sq. feet)

Tenure: Freehold
Local Authority: Tandridge District Council
Council Tax Band: E
EPC Rating: B

Additional Information: Service charge for the road is between £500-£600 per year to be clarified through solicitors.

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 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

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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