



barnard marcus

Lagham Road, South Godstone, RH9 8HF.



barnard
marcus

The logo for Barnard Marcus consists of a series of colored circles in green, orange, red, and blue arranged in a staggered pattern, followed by the company name 'barnard marcus' in a lowercase, sans-serif font.

welcome to

Lagham Road, South Godstone

This beautiful three-bedroom period home is in the semi-rural village of South Godstone.

The property is a traditional Victorian house with two separate reception rooms, two bedrooms, one with an en-suite and the addition of a large loft conversion giving you three spacious bedrooms.

The large kitchen is elegant and contemporary with lovely wood worktops and range cooker. The property also benefits from a downstairs bathroom with bath and shower, as well as the upstairs en-suite. The beautifully established garden is 100ft long and has been lovingly tended to over the years. The garden also benefits from a nice patio area, perfect for alfresco dining, plus a combination of lawned areas, attractive shrubbery plus beautiful flowers. There is also a raised bed for vegetable growing and fruit trees. In addition, there is side access to the garden.

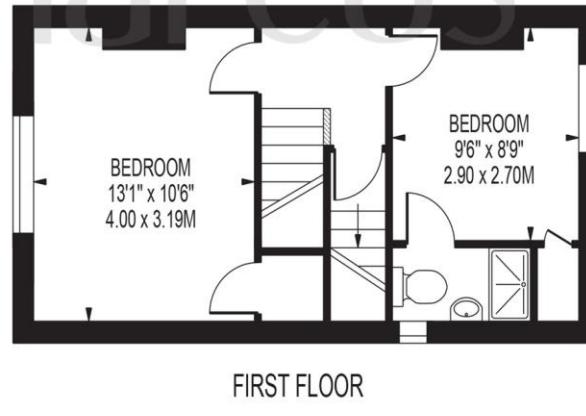
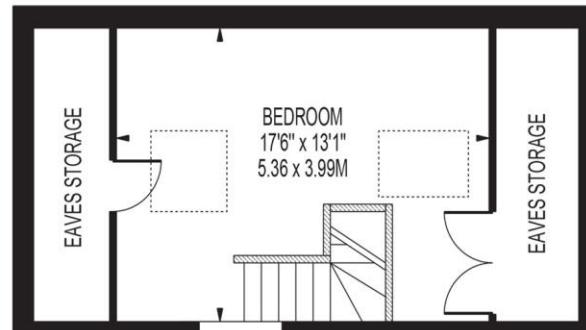
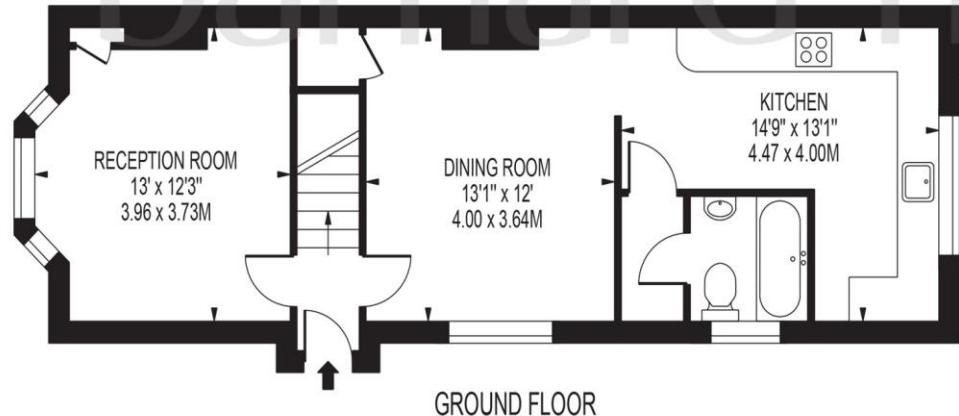
South Godstone offers the best of both worlds, beautiful countryside on your doorstep, plus easy access via train to Redhill and London. The Rail Station is only a couple minutes' walk from the property so a perfect location for commuters. The village also has an excellent primary school, beautiful Church, pub with restaurant, hairdressers plus handy petrol station and little shop for your convenience.



LAGHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1236 SQ FT - 114.86 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 99 SQ FT - 9.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Lagham Road, South Godstone

- Three-bedroom Victorian semi-detached family home.
- Lounge with separate dining room.
- Downstairs bathroom & upstairs shower room.
- Off-road parking.
- Large principal bedroom in loft conversion.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



view this property online barnardmarcus.co.uk/Property/RDH103882

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RDH103882 - 0003

Please note the marker reflects the postcode not the actual property



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