



RAYNERS
TOWN & COUNTRY

**4 BELL MEADOW, GODSTONE,
SURREY, RH9 8ED**

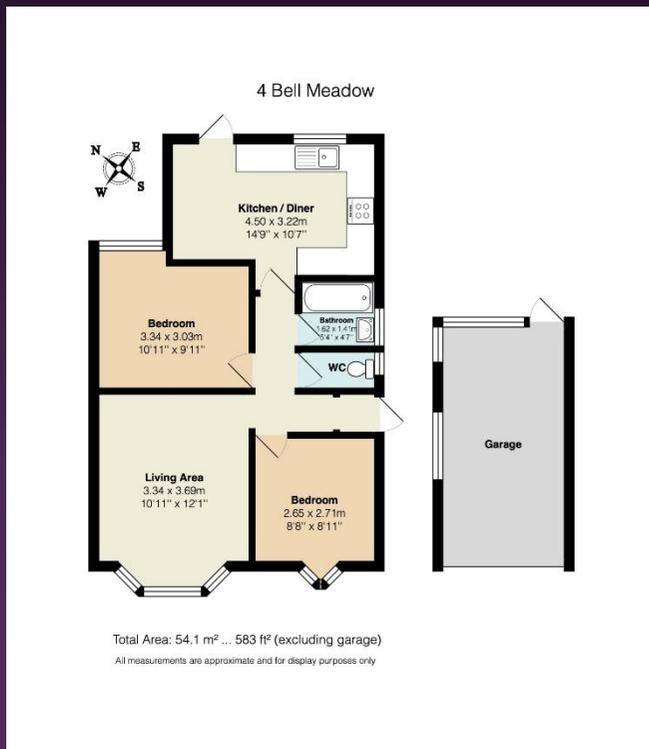
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GUIDE PRICE £430,000

This two-bedroom semi-detached bungalow is available with no ongoing chain and is located in a quiet and established residential area. The property features a spacious kitchen/diner, a separate living room, and bathroom with a separate wc. Both bedrooms are well-proportioned, offering comfortable living space. Outside, there is a level rear garden that is easy to maintain, along with a garage and private driveway providing off-street parking. This is a great opportunity for those looking to downsize, invest, or move into a single-storey home in a convenient location. The house is situated in Godstone with its picturesque village green and pond along with a selection of pubs and eateries and a few local shops. There is a wealth of surrounding countryside, clubs and leisure facilities and Caterham and Oxted town centres are both situated within a few miles of the property offering more extensive shopping, supermarkets, cinema and swimming complex. The M25 and M23 are easily accessible, providing easy access to Gatwick and Heathrow airports, as well as the Channel Tunnel. Local schools include Godstone village primary along with a further choice of secondary both state and private.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: D

EPC Rating: C

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

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