



37 Lagham Park, Godstone, RH9 8EW
Offers In The Region Of £850,000

A well proportioned detached four bedroom property situated on a corner plot in a prominent position in Lagham Park being offered to the market with no onward chain. Features included 23' x 16' sitting room, 20' x 10' dining room, 19' x 10' family/breakfast room, 20' x 16' master bedroom suite with en-suite bathroom, detached garage/home office, block paved driveway with off street parking, level plot and south facing garden. Located in the sought-after area of Lagham Park, South Godstone, the property is within easy reach of Godstone Station (under a mile away), with rail links to London and is also conveniently close to the M25, making it perfect for commuters. The area is well-served by local schools, scenic countryside walks and nearby amenities in Godstone Village and Caterham, providing a perfect blend of rural charm and urban convenience.

FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, power point, coved ceiling, stairs to first floor landing, front aspect Upvc double glazed leaded light window, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin, part tiled walls, radiator, side aspect Upvc double glazed leaded light window, understairs storage cupboard.

KITCHEN 12'4 x 10'10 (3.76m x 3.30m)

Rear aspect Upvc double glazed leaded light windows overlooking rear garden, a range of wall mounted and base level units, stainless steel sink with mixer tap, integrated 4 ring gas hob with extractor hood over, integrated double oven, tiled floor, tiled walls, double radiator, power points, control panel for central heating and hot water, archway leading to:

FAMILY/BREAKFAST ROOM 19'2 x 10'10 (5.84m x 3.30m)

French doors opening onto stone paved patio and rear garden, double glazed windows overlooking garden, continuation of tiled flooring from kitchen, exposed brick wall, down-lighters, radiator, power points, vaulted ceiling, fuse board, door to:

UTILITY ROOM 6'9 x 5'7 (2.06m x 1.70m)

Space and plumbing for washing machine, space for fridge/freezer, side aspect Upvc double glazed leaded light windows, side aspect door, quarry tiled floor, power points, storage cupboard.

SITTING ROOM 23'8 x 16'4 (7.21m x 4.98m)

A double aspect room with front aspect Upvc double glazed leaded light windows overlooking front garden, rear aspect Upvc double glazed leaded light patio doors giving access to stone paved patio and rear garden, rear aspect Upvc double glazed window, fitted cupboards, fitted shelving, wall mounted lights, two double panelled radiators, feature fireplace with tiled hearth and brick surround with gas flame effect fire (please confirm this is in working and safe order to use), power points, double doors leading to:

DINING ROOM 20'8 x 10'3 (6.30m x 3.12m)

A triple aspect room with front aspect, side aspect and rear aspect Upvc double glazed leaded light windows, three double panelled radiators, side aspect glazed door, fitted cupboards with shelving over, coved ceiling, power points, wall mounted light.

STAIRS LEADING TO HALF LANDING

Side aspect Upvc double glazed leaded light window.

FIRST FLOOR LANDING

Front aspect Upvc double glazed leaded light window, fitted cupboard, power points, dimmer switch, smoke alarm, access to loft via hatch, door to:

MAIN BEDROOM 20'8 x 16'6 (6.30m x 5.03m)

A triple aspect room with front aspect and side aspect Upvc double glazed leaded light windows overlooking the corner plot, rear aspect Upvc double glazed patio doors giving access to BALCONY overlooking rear garden, two double panelled radiators, power points, fitted wardrobes with hanging rail and shelving, door to:

EN-SUITE BATHROOM

A five piece suite comprising panel enclosed bath with Victorian style taps, low level WC with concealed cistern, shower cubicle with Aqualisa shower, 'his' and 'hers' sinks with matching Victorian style taps, radiator, part tiled walls, wall mounted mirror, side aspect Upvc double glazed leaded light window.

BEDROOM 2 12'0 x 11'5 (3.66m x 3.48m)

Rear aspect Upvc double glazed leaded light window, double panelled radiator, double fitted wardrobe with hanging space and shelving, power points.

BEDROOM 3 12'0 x 9'1 (3.66m x 2.77m)

Front aspect Upvc double glazed leaded light window, double panelled radiator, power points, TV aerial point, coved ceiling, double fitted wardrobe with hanging rail and shelving.

BEDROOM 4 11'0 x 7'4 (3.35m x 2.24m)

Rear aspect Upvc double glazed leaded light window, double panelled radiator, power points, fitted wardrobe with hanging rail and shelving, eaves storage.

FAMILY BATHROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, moulded bath with centre drainer, Aqualisa shower over bath, wall mounted mirror, chrome heated towel rail, rear aspect Upvc double glazed leaded light window, airing cupboard housing water tank and shelving.

OUTSIDE

Corner plot extending to three sides, mainly laid to lawn with mature shrubs and flower borders, hedgerows, ornamental pond, fir trees, side access, outside water tap, outside lighting, door to garage.

FRONT GARDEN

Pathway leading to front door, pathway leading to block paved driveway providing OFF STREET PARKING leading to:

DETACHED DOUBLE GARAGE/WORKSHOP

18'11 x 17'9 (5.77m x 5.41m)

Power and light, metal up and over door. Upvc double glazed leaded light window.

WORKSHOP AREA: 17'9 x 8'5 (5.41m x 2.57m)

Rear aspect Upvc double glazed leaded light windows, sink, stairs leading up to:

FIRST FLOOR: 28'11 x 17'9 (8.81m x 5.41m)

Rear aspect Upvc double glazed leaded light window, power points, strip lighting, sky light window.

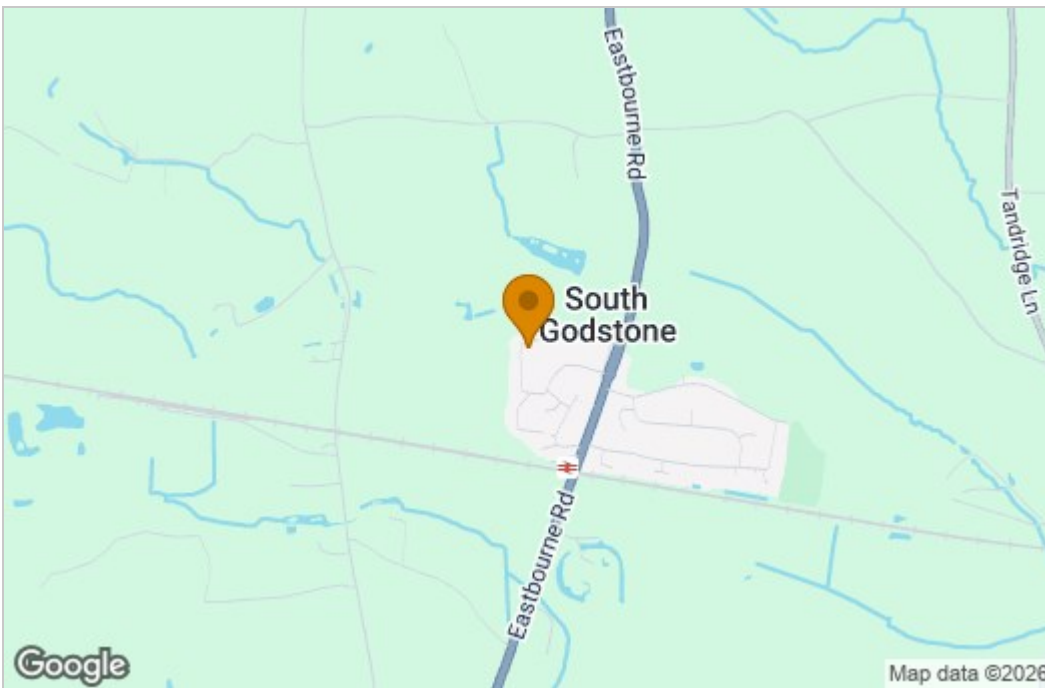
COUNCIL TAX BAND G

Floor Plan

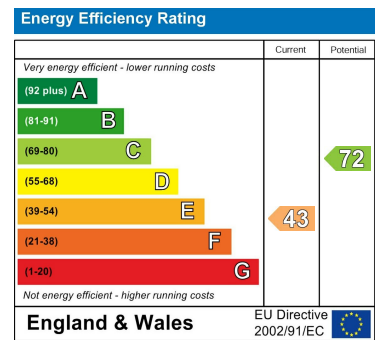


TOTAL FLOOR AREA : 3019 sq.ft. (280.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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