

SINNOTT GREEN

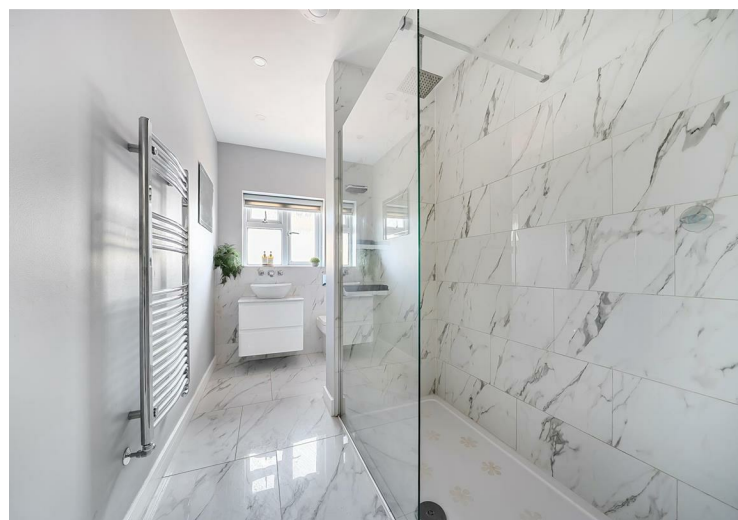
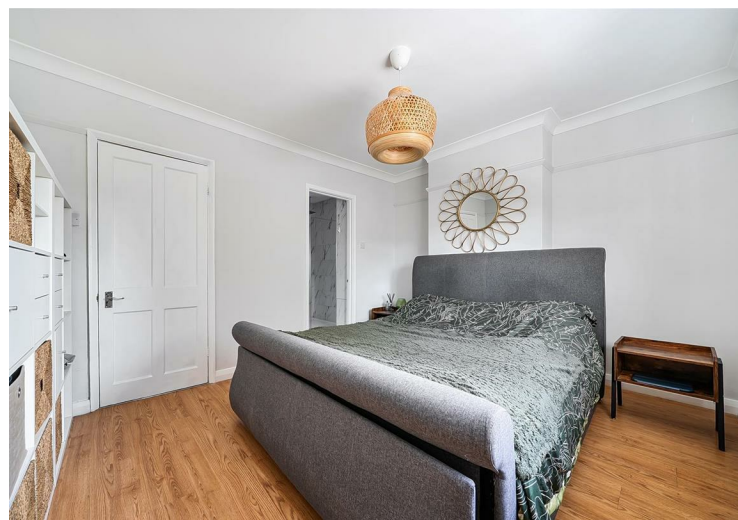
Sales & Lettings



Hickmans Close, Godstone, RH9 8EB
Offers In Excess Of £550,000 Freehold



- Four Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Bathroom & Refitted Ensuite
- Private Drive
- Corner Plot Gardens
- Close To Godstone Village Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

A very SPACIOUS and well presented EXTENDED FAMILY HOME located close to the heart of Godstone Village. FOUR BEDROOMS, 16 ft x 12 ft 9 lounge, 22 FT X 16 FT KITCHEN/DINING ROOM, conservatory, BATHROOM & RE FITTED ENSUITE, corner plot garden, PRIVATE DRIVE with SPACE FOR FOUR VEHICLES, located in a quiet cul de sac

ENTRANCE HALL

via a covered porch, composite front door, radiator, solid slate tiled floor, coving, inset downlighters, frosted upvc double glazed window

CLOAKROOM

comprising of a low level wc, contemporary glass wash hand basin set in a vanity unit with cupboard under, extractor fan, solid slate tiled floor, inset downlighters, wall mounted gas fired boiler, coving, frosted upvc double glazed window

LOUNGE

16' x 12'9 (4.88m x 3.89m)

two radiators, coving, inset downlighters, solid slate tiled floor, dual aspect upvc double glazed windows

KITCHEN/DINING ROOM

22'1 x 16'1 (6.73m x 4.90m)

fitted with modern matching white gloss units and comprising of an inset sink unit, adjacent GRANITE WORKING SURFACES with tiled surrounds, a good range of base and eye level units including two pull out larders, each with wire storage trays, space for a range cooker, space for an American style fridge freezer, space and plumbing for a washing machine and dishwasher, BREAKFAST BAR with drawers under, ample space for a dining table, feature fire place, inset downlighters, solid slate tiled floor, upvc double glazed window, radiator, coving, built in cupboard, double doors to

UPVC DOUBLE GLAZED CONSERVATORY

17'7 x 11'1 (5.36m x 3.38m)

radiator, power and light, built in shelved cupboard, tiled floor, polycarbonate roof with two opening windows, door to the garden

FIRST FLOOR LANDING

loft access, coving, doors to

MASTER BEDROOM

13'1 x 10' (3.99m x 3.05m)

radiator, laminate flooring, walk in wardrobe, coving, upvc double glazed window

RE FITTED ENSUITE

comprising of a large walk in Shower with drying area and plinth, contemporary wash hand basin set in a vanity unit with drawers under, low level wc, display plinths, ladder style heated towel, vanity shelf, cupboard housing lagged tank and linen shelves, inset downlighters, extractor fan, frosted upvc double glazed window

BEDROOM TWO

12'9 x 10' (3.89m x 3.05m)

radiator, wardrobe recess, coving, laminate flooring, upvc double glazed window with views towards open fields

BEDROOM THREE

12'8 x 10' (3.86m x 3.05m)

radiator, wardrobe recess, laminate flooring, coving upvc double glazed window

BEDROOM FOUR

8'7 x 5'5 (2.62m x 1.65m)

radiator, laminate flooring, coving, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with overhead electric power-shower and folding shower screen, wash hand basin with cupboard under, low level wc, ladder style heated towel rail, inset downlighters, frosted upvc double glazed window

SOUTH FACING REAR GARDEN

area of neat decking adjacent to the house, area of lawn OFFICE/GARDEN ROOM 9'8 x 7' with laminate flooring, power and light, inset downlighters, upvc double glazed windows.

SIDE GARDEN

mainly laid to lawn and screened by panel fencing

PRIVATE DRIVE

with space for four vehicles

THE LOCATION

a super location, towards the end of a quiet cul de sac that adjoins fields, yet just a few minutes walk into the heart of Godstone Village Centre. There is easy access to the M25 and both Oxted and Caterham Shopping Centres are within a five to ten minute drive. Godstone Railway station is aprpx 2 miles away.

