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TOWN & COUNTRY

**1 THE OLD SURREY MEWS, LINDLEY ROAD,
GODSTONE, RH9 8HP**

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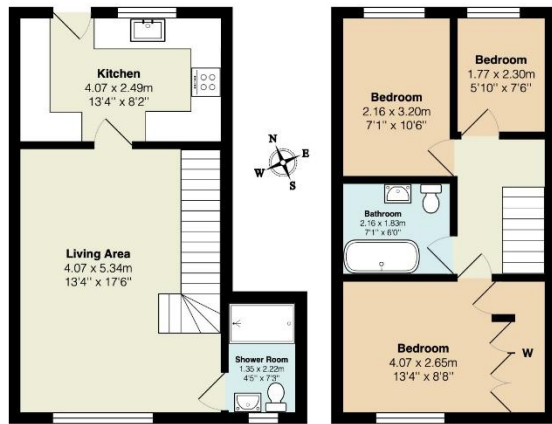
GUIDE PRICE £425,000

This well-presented three-bedroom end-of-terrace house is located in the heart of the picturesque village of Godstone. Offering an ideal family home, the property features three first-floor bedrooms, a fitted kitchen, a spacious reception room, two bathrooms, a private garden, and off-street parking. The property is within easy walking distance of the historic village green and pond, where you can enjoy a selection of pubs, restaurants, and a local shop, with larger towns such as Oxted, Caterham, and Redhill providing more comprehensive shopping options. For commuters, the motorway network is conveniently accessed at junction 6 of the M25, just a five-minute drive away. Gatwick Airport is approximately a 30-minute drive, while Oxted, Redhill, and Caterham stations all offer mainline services to Central London. Inside, the property offers a sitting room/dining room, which is accessed through a composite front door and features Amtico flooring, a large front-facing window. The room is illuminated with modern LED spotlights, and a wooden staircase leads to the first floor. The kitchen is fitted with granite worktops, a deep butler sink, an electric hob and cooker, an integral fridge/freezer, and a breakfast bar. A rear-facing double-glazed window allows plenty of light into the space, and a frosted glass-paned door provides access to the garden. There is also a practical shower room. The first floor is home to three bedrooms, including the primary double bedroom, which benefits from a range of fitted wardrobes. There are two further bedrooms. The contemporary family bathroom is designed with a freestanding bathtub, a rainfall shower, a bespoke hand basin with a vanity unit, and LED spotlights. At the front of the house, there is off-street parking for two vehicles, along with flower and plant beds. Visitor parking is also available in the vicinity. The rear garden is mostly laid to lawn, with two patio areas ideal for alfresco dining.





1 The Old Surrey Mews



Total Area: 68.6 m² ... 739 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: D

EPC Rating: D

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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