



2, The Old Surrey Mews Lindley Road, Godstone, RH9 8HP Offers in excess of £350,000

A charming and well-proportioned two-bedroom mid-terrace home offering approximately 732 sq ft of accommodation in the desirable Surrey village of Godstone.

The property combines generous reception space with a kitchen/breakfast room and conservatory, making it an appealing choice for first-time buyers, couples, downsizers or investors.

The ground floor comprises an entrance porch leading into an impressive reception room, a fitted kitchen/breakfast room and a bright conservatory providing valuable additional living space. Upstairs are two double bedrooms, a family bathroom and useful storage.

Godstone is an attractive historic village surrounded by countryside, with local shops, pubs and everyday amenities centred around the village. The area is particularly convenient for commuters, with Junction 6 of the M25 nearby and Godstone railway station located in South Godstone. The village also benefits from its own primary and nursery school. Nearby Godstone Farm & Play Barn provides a popular family leisure attraction.



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Section 21

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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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