

Payne & Co.



9 Crowhurst Mead

Godstone RH9 8BF

Leasehold

£299,950



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Situation

Located in a small close of similar properties within a short walk of Godstone Village with local shops. Access by road to the major town centres of Redhill, Caterham and Oxted are all within driving distance and have a wider range of shopping facilities together with railway stations with service to London. Within a very short drive access is available at Junction 6 of the M25 with connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From Oxted proceed on the A25 to Godstone passing Knights Garden Centre on your left hand side and after a short distance you will arrive at a roundabout. Continue straight across remaining on the A25 to the next roundabout where you should turn right into Crowhurst Mead.

To Be Sold

A bright and deceptively spacious modernised maisonette with accommodation over three floors and within comfortable walking distance of Godstone village.

Ground Floor Entrance Vestibule

Mosaic tiled floor, low level fitted storage unit, part panelled walls, stairs to first floor.

Living Room

Sliding door to balcony, electric heater, laminate

flooring, fireplace (display purposes only) with fitted hearth.

Kitchen

Front aspect double glazed window with attractive outlook, laminate flooring, one and a half bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, worktops, inset 4 ring electric hob with cooker hood above, integrated oven, plumbing available for washing machine and dishwasher, space for fridge freezer.

Built-in cupboard under stairs with low level fitted double cupboard

Stairs to Second Floor Landing

Built-in airing cupboard housing hot water tank.

Bedroom One

Rear aspect double glazed window with attractive outlook, built-in wardrobe cupboards,

Bedroom Two

Front aspect double glazed window, alcove storage (currently with fitted seat).

Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c, vanity unit, electric towel rail.

Outside

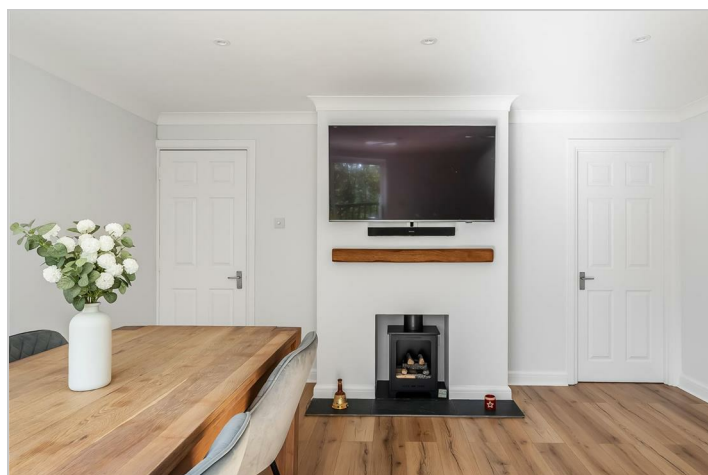
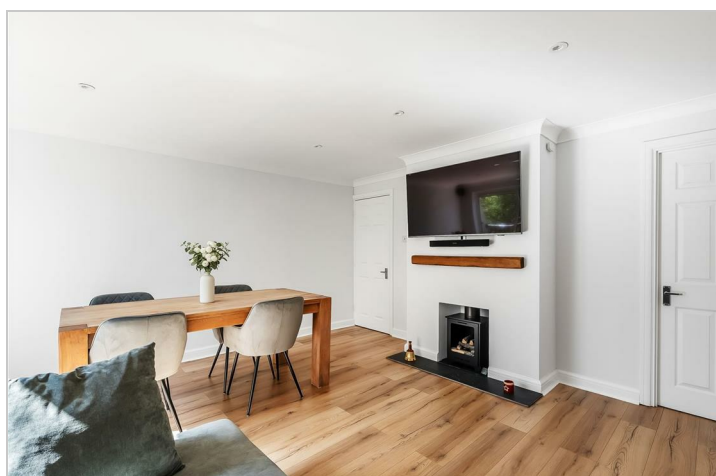
Allocated parking as well as visitor spaces

Tel: 01883 712261

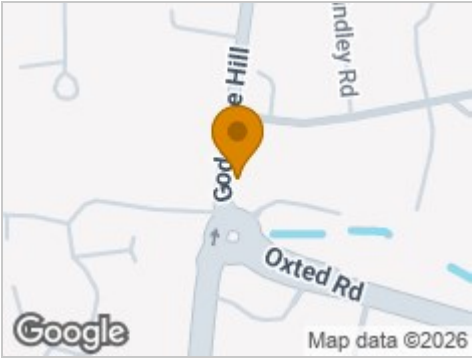
available, areas of lawn that surround the property. There is an external storage cupboard adjacent to the front door.

Tandridge District Council Tax Band D

Service charge £70 per month.



Road Map



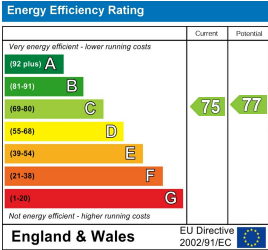
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.