



RAYNERS
TOWN & COUNTRY

**24 BAKERS MEAD
GODSTONE, SURREY, RH9 8AU**

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GUIDE PRICE £475,000

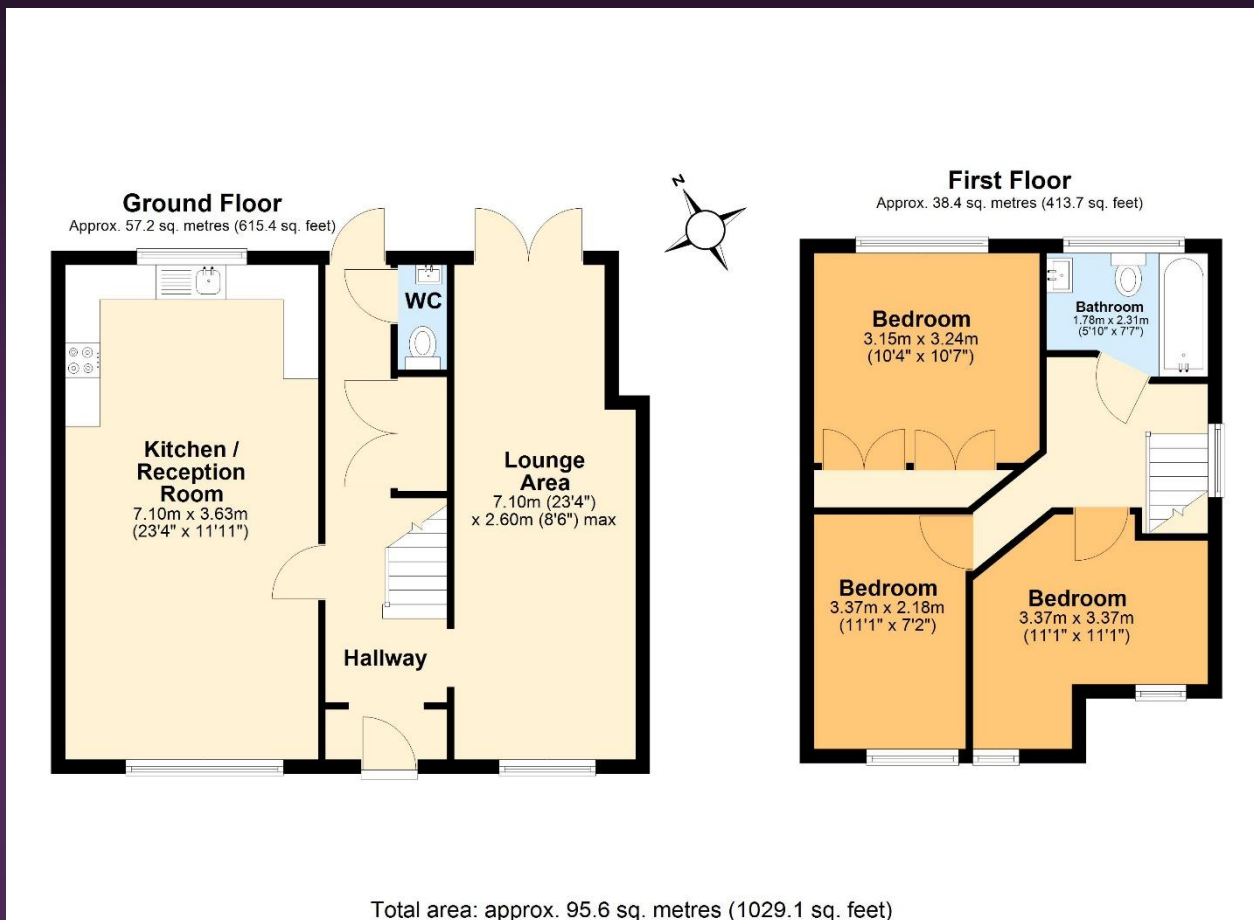
This property was fully renovated a few years ago to a high standard and remains one of the best-presented homes in the local area. The kitchen and bathroom are well-appointed, and the house is in excellent decorative order throughout. Additional benefits include gas-fired central heating via radiators and double-glazed windows.

The ground floor comprises a welcoming entrance hall and a generous reception room. There is a well-designed kitchen with a fitted breakfast bar overlooking the good-sized rear garden, which includes both lawn and patio areas. Further features include a downstairs WC, porch, substantial under-stairs storage, and a large private driveway.

Upstairs, there are three well-proportioned bedrooms and a spacious family bathroom. There is also access to a large, insulated loft. All rooms have been updated and offer modern décor throughout.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: D

EPC Rating: C

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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