



RAYNERS
TOWN & COUNTRY

**4 COURT ROAD
GODSTONE, SURREY, RH9 8BT**

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An attractive extended semi-detached house ideally situated for the centre of Godstone village, offering well-proportioned accommodation and a lovely garden. On the ground floor, the property features a large, bright and airy lounge, which flows through to a stylish modern kitchen/diner. The kitchen is fitted with contemporary units and integrated appliances, with doors opening directly onto the garden, creating a sociable and practical space for everyday living and entertaining. A useful downstairs cloakroom completes the ground floor. Upstairs, there are three bedrooms and a family shower room. A space-saving staircase from Bedroom Two leads to fourth bedroom on the second floor. This versatile space offers excellent potential, with the opportunity to create an en-suite shower room, subject to the necessary planning consents. Outside, the property enjoys a pretty rear garden with both patio and lawn areas, ideal for relaxing and entertaining. A rear gate provides direct access to the allotments, adding an attractive open aspect beyond the garden. There is also a garage and driveway providing off-road parking. The house is particularly well placed for village life, being within easy walking distance of Godstone village and its range of local amenities. Road connections are excellent, with convenient access to the M25 at Junction 6, while the larger shopping and leisure facilities of Oxted and Caterham are just a short drive away. A versatile and well-located family home offering generous living accommodation and excellent access to both village amenities and the wider road network.







Tandridge district council- Tax band E EPC Rating- C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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