



**Connells**

Byers Lane  
South Godstone Godstone



### Property Description

The ground floor features a welcoming and spacious lounge complete with a feature fireplace, creating a cosy focal point, while French doors open directly onto the rear garden and allow plenty of natural light to flow through. The modern kitchen/diner provides a fantastic space for cooking, dining and entertaining, complemented by a practical utility area and convenient downstairs WC.

Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom benefitting from built-in wardrobes, alongside a generous single third bedroom. A stylish modern family bathroom serves the first floor and features both a bath and separate walk-in shower.

Externally, the private rear garden enjoys a patio seating area and lawned section, offering an excellent space for relaxing or entertaining. The property also benefits from parking for two vehicles.

Set within a sought-after semi-rural location, this characterful home combines peaceful surroundings with practical living, making it an excellent opportunity for a range of buyers. Early viewing is highly recommended.



**Lounge**

16' 11" x 11' 11" ( 5.16m x 3.63m )

**Kitchen / Dining Room**

23' 10" x 10' 5" ( 7.26m x 3.17m )

**Utility Room**

16' 5" x 4' 4" ( 5.00m x 1.32m )

**Bedroom One**

16' 11" x 9' 11" ( 5.16m x 3.02m )

**Bedroom Two**

10' 7" x 10' 4" ( 3.23m x 3.15m )

**Bedroom Three**

10' 1" x 8' ( 3.07m x 2.44m )

**Bathroom**

12' 8" x 6' 6" ( 3.86m x 1.98m )







To view this property please contact Connells on

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
HORLEY RH6 7BB

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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Property Ref: HLY405115 - 0002