



RAYNERS
TOWN & COUNTRY

3 RIDERS WAY
GODSTONE, SURREY, RH9 8BX

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GUIDE PRICE £550,000

Situated in a quiet cul-de-sac just a three-minute walk from the amenities of Godstone village and close to Bay Pond Nature Reserve, this well-loved 3-4 bedroom semi-detached home with garage and mezzanine office offers generous and versatile accommodation.

The property has been carefully maintained to a high standard by the current owners and presents an excellent opportunity for an incoming buyer to put their own stamp on it.

The house has been extended to provide four bedrooms. Two of these have been thoughtfully reconfigured to create one large room, although they could easily be reinstated as two separate bedrooms if desired.

Outside, there are gardens to both the front and rear, with the garage adjoining the rear garden and incorporating a useful mezzanine office space.

Godstone village offers a wide range of local amenities including convenience stores, pubs, restaurants, cafés, a DIY store, post office and pharmacy. The area also benefits from a variety of sports and recreational facilities such as tennis, angling, walking, horse riding, bowls and diving, along with popular attractions including Godstone Farm and Godstone Vineyard. Godstone Village School is also within easy walking distance.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: E

EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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

Sales
 01883 622 258
Enquiries@raynersproperties.com

Lettings
 01883 622 244
Enquiries@raynersletting.com

Land & New Homes
 01883 744 344
Warlingham@raynersproperties.com

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