



Ibbett Mosely

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Ockleys Mead, Godstone, RH9 8BA

Guide Price £425,000 Freehold

Built in 1954 and available for sale for the first time since new, this three bedroom semi-detached family home offers the new owners the opportunity, subject to necessary consents, to extend and consider the conversion of the roof space to provide additional accommodation if required, there is also a good size front and back garden allowing for off road parking to be provided.

- Three Bedrooms
- Kitchen
- Cavity Wall Insulation
- Bathroom
- Gas Central Heating
- Large Garden
- Reception Room
- Double Glazing

* FOR SALE FREE OF CHAIN *

The property offers the new owner the opportunity, subject to consents to extend and to consider converting the roof to additional accommodation if required as well as creating off road parking.

This Semi-detached three bedroom family home is available for sale for the first time since it was built in 1954, although there is gas central heating and double glazed windows and doors some updating is required.

LOCATION

Situated to the north of the village where there local shops, a primary school, restaurants, tea rooms, cafe's and a village pub. The village green with children's playground, the Bay Pond Nature Reserve and Godstone Farm are all a short walk of the property.

There are other state and private schools, for all ages, in the nearby villages and towns as well as sporting and recreational facilities.

Bus services from the village to Oxted, Caterham and Redhill all with a wider choice of shops and

stations to London. Junction 6 of the M25 is to the north of the village.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator, double glazed window and stairs to the first floor.

RECEPTION ROOM

With two radiators, double glazed windows to the front and back. Original tiled surround to a fireplace with fitted gas fire (Faulty). Door to the kitchen.

KITCHEN

Fitted with base units, stainless steel sink, gas cooker point, plumbing for a washing machine, space for fridge/freezer, part tiled walls, meter/broom cupboard, shelved cupboard, wall mounted gas boiler for central heating and hot water, cupboard under the stairs, double glazed window and doors to the entrance hall and rear porch.



FIRST FLOOR

LANDING

With double glazed window and hatch to the loft space.

BEDROOM ONE

With radiator, double glazed window, wardrobe cupboard and linen cupboard.

BEDROOM TWO

With radiator and double glazed window.

BEDROOM THREE

With radiator, double glazed window and bulkhead over the stairs.

BATHROOM

With enclosed bath, w.c. and hand basin. Radiator, double glazed windows and part tiled walls.

OUTSIDE AND GARDEN

Ample space to the front of the house to create off road parking, at present the front garden is mainly lawn with some planted beds. Gated side access to the back with patio, lawns, plants and shrubs. There is a garden shed and a greenhouse (which requires some attention).

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Tandridge District Council Band "D"

NOTE

One of the clients is a partner at Ibbett Moseley Surveyors LLP.

DIRECTIONS

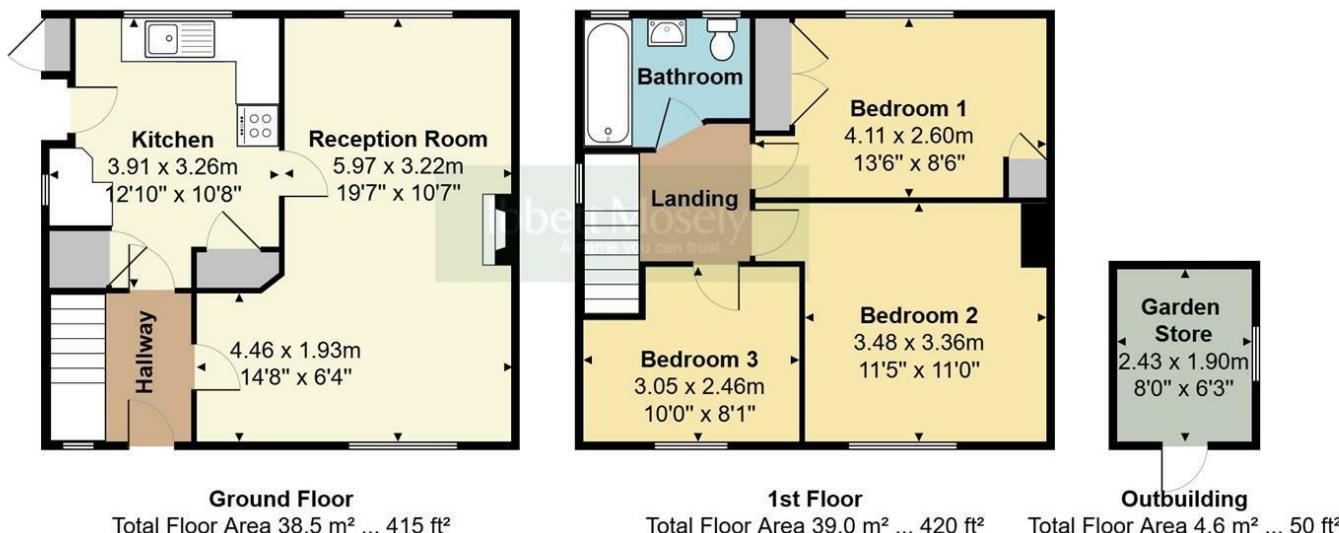
From junction 6 of the M25, take the B2235 off the roundabout which leads to the village. Take the second on the left into Lindley Road which

leads into Ockleys Mead. The property will be on the left.



Ockleys Mead, Godstone, RH9

Total Floor Area: 82.2 m² ... 885 ft²



Measurements are approximate, not to scale and for illustrative purposes only.

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