



Lindley Road, Godstone, RH9 8HP

Guide Price £315,000

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A spacious and particularly well maintained modern ground floor maisonette with two bedrooms, two reception rooms and own private garden, built approximately 22 years ago by reputable local builders in a small private development. Features include gas fired central heating, double glazing and well proportioned accommodation.

### ACCOMMODATION

Welcome to this inviting home featuring a charming entrance porch with a part-glazed door. Step into the spacious living room with a shallow oriel bay window and glazed double doors leading to the dining room, which has direct access to the garden.

The well-appointed kitchen boasts a range of floor and wall cupboards, an electric hob, a built-under oven, plumbing for a washing machine, and a combination gas-fired boiler.

The inner hall leads to two double bedrooms. Bedroom One offers a pleasant view of the rear garden and includes a range of fitted wardrobes. The second bedroom is equally comfortable and versatile, currently being used as an office/study.

The shower room is equipped with a wash hand basin with cupboard storage, an walk-in fitted shower and glazed screen, a low-level WC, and part-tiled walls.

This home combines practicality and charm.

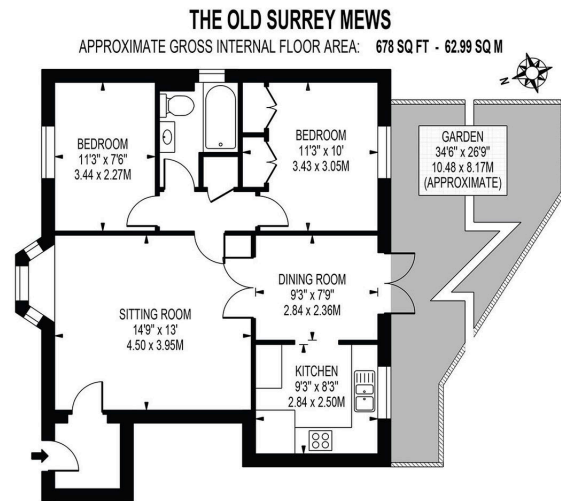
### OUTSIDE

Well stocked and easily maintained private rear garden with terrace, flower borders and enjoying a high degree of seclusion. To the front there is an allocated parking space.

### LOCATION

Conveniently situated near the centre of the delightful Surrey Village of Godstone with its charming village green and duckpond, local shops, pubs and restaurants, yet just a few hundred yards from Junction 6 of the M25. The larger towns of Caterham and Oxted are each about three miles distant and offer a wide choice of shops and frequent train services to London.

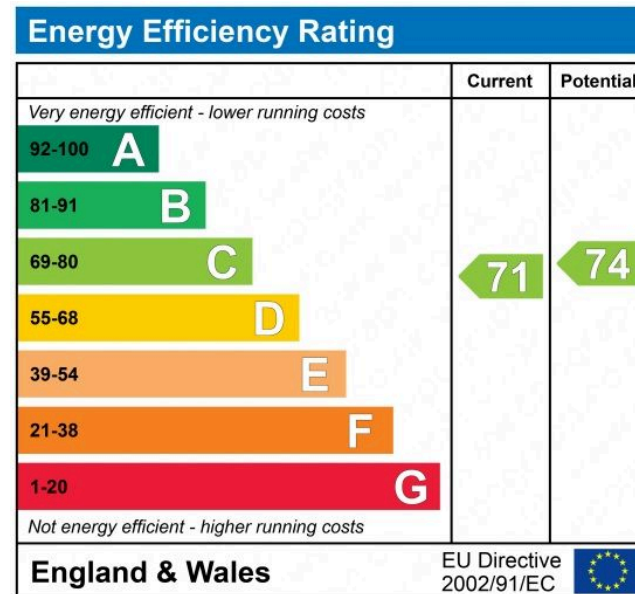




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- 2 Bedrooms, 2 Reception Rooms, 1 Bathroom
- South Facing Rear Garden
- Allocated Parking
- Visitor Parking Available
- Lease Length 125 Year from 1 January 1996
- EPC Rating C
- Council Tax Band D
- Tandridge District Council



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