



Salisbury Road, Godstone, RH9 8AB

Offers In Region Of £535,000

3 2 2



A beautifully presented 3 bedroom home plus and a single detached garage. Situated in a quiet residential road close to the centre of Godstone village and offered to the market with **NO CHAIN**.

ACCOMMODATION

The ground floor comprises a brick built porch, understairs storage, a large reception/dining room with french doors leading onto the patio and rear garden, an extended kitchen also with french doors leading onto the rear garden, and a downstairs cloakroom.

You'll find two double bedrooms on the first floor with a separate family bathroom and storage cupboard. The third and final double bedroom is located on the second floor loft conversion with en-suite shower room and benefits from additional eave storage.

OUTSIDE

A beautiful rear south facing garden with patio and pagoda, perfect for al fresco entertaining, mainly laid to lawn with paved path leading to the bottom with external access to the detached garage. The front has been pathed with mature hedging to give privacy.

LOCATION

The property is situated in a quiet road in Godstone village. Godstone village offers a wide range of amenities including a village store with Post Office, convenience store, public houses, cricket ground and Primary School. For more comprehensive amenities, the towns of Redhill, Oxted and Caterham are all close by.

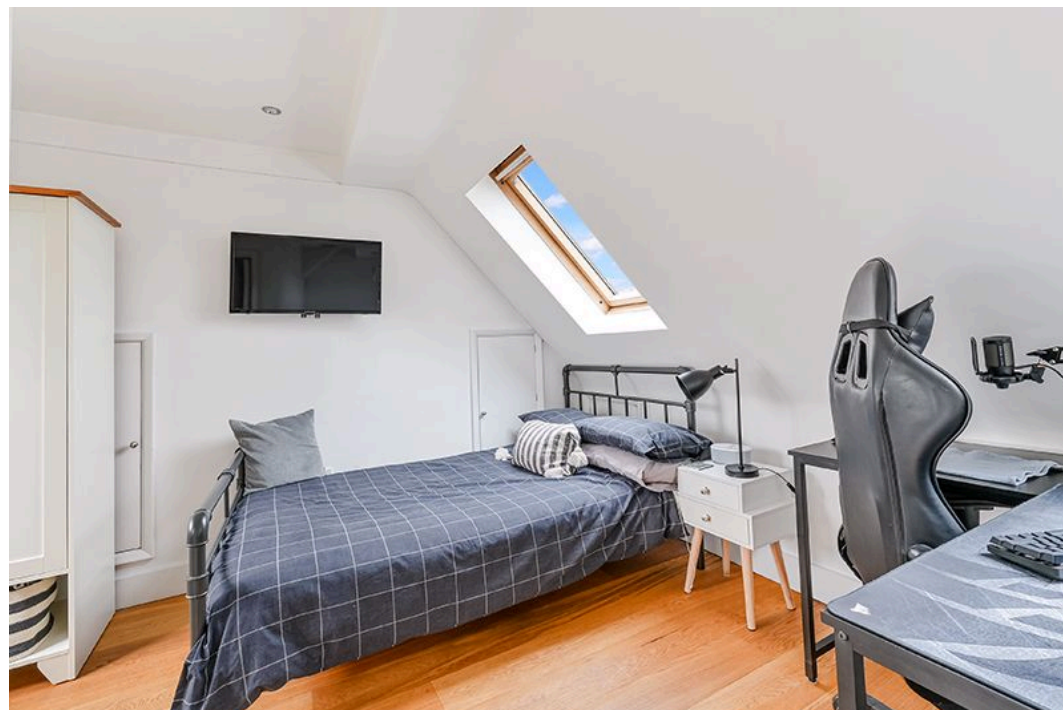
EDUCATION

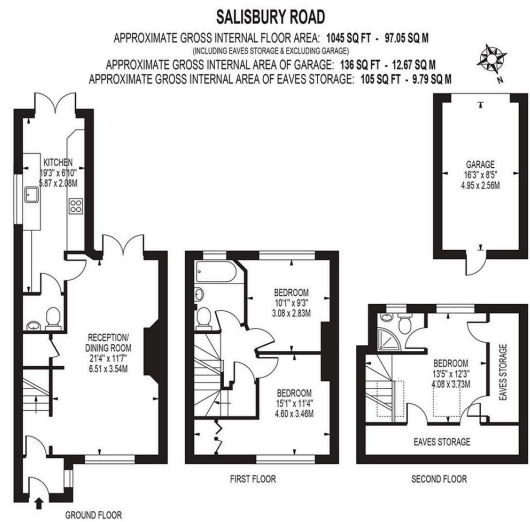
State - Godstone Village School ages 3 to 11 years old, Ofsted rating Good June 2017. SWANS - Breakfast Club and After School Club. Oxted School 11 to 19 years old.

Independent - Caterham School 3 to 18 years old.

TRAVEL

Junction 6 is approximately 1.4 miles away providing easy access to the M25 and Gatwick airport. Oxted main line railway station provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Godstone station is approximately 3.5 miles providing direct trains to Tonbridge (21 minutes) and Redhill (11 minutes).

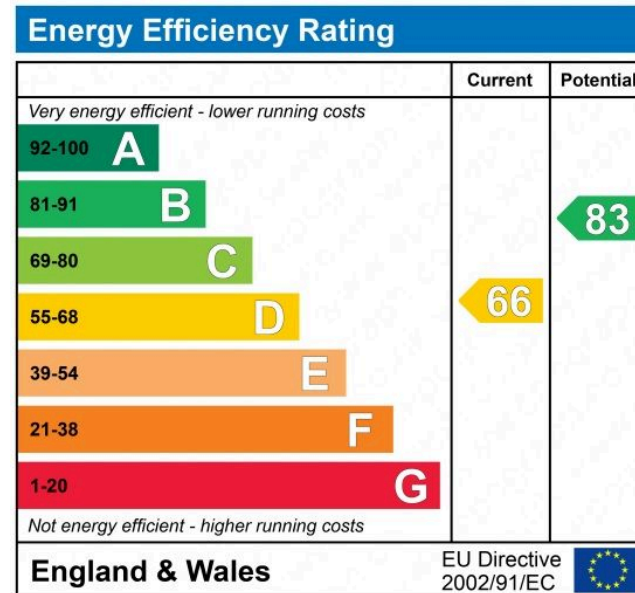




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- NO CHAIN
- Dual Aspect Reception Room
- Front Porch Entrance
- Single Garage
- EPC Rating D
- South-Facing Rear Garden with External Access
- Downstairs Cloakroom
- Extended Kitchen
- Front Pathed Garden
- Tandridge District Council Tax Band D



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

