

# Payne & Co.



**9 Crowhurst Mead**

**Godstone RH9 8BF**

**Leasehold**

**£280,000**





# 9 Crowhurst Mead

Godstone RH9 8BF

£280,000



## Location

Located in a small close of similar properties within a short walk of Godstone Village with local shops. Access by road to the major town centres of Redhill, Caterham and Oxted are all within driving distance and have a wider range of shopping facilities together with railway stations with service to London. Within a very short drive access is available at Junction 6 of the M25 with connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location/Directions

From Oxted proceed on the A25 to Godstone passing Knights Garden Centre on your left hand side and after a short distance you will arrive at a roundabout. Continue straight across remaining on the A25 to the next roundabout where you should turn right into Crowhurst Mead.

## To Be Sold

A well presented maisonette offering deceptively spacious accommodation over three floors. The property has the benefit of double glazed windows, electric heating, balcony in the living room as well as an allocated parking space. The accommodation arranged over three floors comprises.

## Ground Floor Entrance Vestibule

Electric heater, stairs to first floor.

## Living Room

Sliding door to balcony, night storage heater, door to;

## Kitchen

1½ bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, worktops, inset 4 ring electric hob with cooker hood above, integrated oven, plumbing available for washing machine and dishwasher, space for fridge freezer.

## Stairs to Second Floor Landing

Built-in airing cupboard housing hot water tank.

## Bedroom One

Built-in wardrobe cupboard, laminate wood flooring, roof top views.

## Bedroom Two

Front aspect window.

## Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c., vanity unit, electric towel rail.

## Outside

Allocated parking as well as visitor spaces available and areas of lawn that surround the property. There is an external storage cupboard adjacent to the front door.

**Tandridge District Council Tax Band D**

Tel: 01883 712261

### **Lease Information**

We are informed there is a balance of 125 lease from 1 March 1993 and the current maintenance charge is approximately £950 per annum (TBC)





## Road Map



## Hybrid Map



## Terrain Map



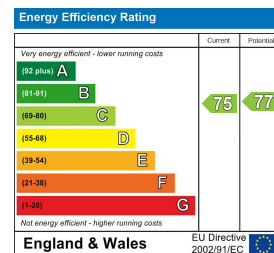
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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