

Payne & Co.



52 Lagham Road

South Godstone RH9 8HB

Freehold

£350,000



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Situation

Situated in a pleasant residential area within a few minutes walk of St Stephen's primary school and nursery, as well as the local railway station (called Godstone) offering commuter service via Redhill to London. Access to the M25 (junction 6) is approximately 3 miles away. Both Lingfield and Oxted towns are within easy driving distance and offer a wide range of shopping facilities together with leisure pool complex, cinema and library.

Location/Directions

For SatNav use: RH9 8HB

Heading east along Lagham Road the property will be found on the right hand side after approximately 0.33km.

To Be Sold

A character cottage with the benefit of long south facing rear garden. There are a host of character features including open fire in the sitting room. The third bedroom is of limited size, perhaps making an ideal study.

Front Door

Leading to;

Sitting Room

Front aspect window, open fireplace (cast iron mantel, tiled surround and slate hearth), floorboards, picture rail.

Dining Room

Rear aspect window, fireplace (cast iron mantel and surround, slate hearth - not open), under stair shelved cupboard (fuse board and electric meter), radiator, floorboards, two steps down to;

Kitchen

Rear aspect and side aspect double glazed windows, ceiling spotlights, radiator, quarry tiled flooring, range of eye and base level units, work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, inset four ring gas hob with extractor over and oven below, spaces for washing machine and tall fridge freezer, wall mounted combination boiler, stable door to rear garden.

First Floor Landing

Loft hatch, doors to;

Bedroom

Front aspect window, radiator, cast iron fireplace (decorative), storage recess, picture rail.

Shower Room

Ceiling spotlights, extractor fan, heated towel rail, ceramic tiled flooring, three piece white sanitary suite (comprising close coupled w.c with dual flush, wash hand basin with mixer tap and storage below, shower enclosure with integrated controls).

Bedroom (of limited size)

Rear aspect window, radiator. NB: Please note that this bedroom would be suitable for a child's cot but cannot take an adult sized bed.

Bedroom

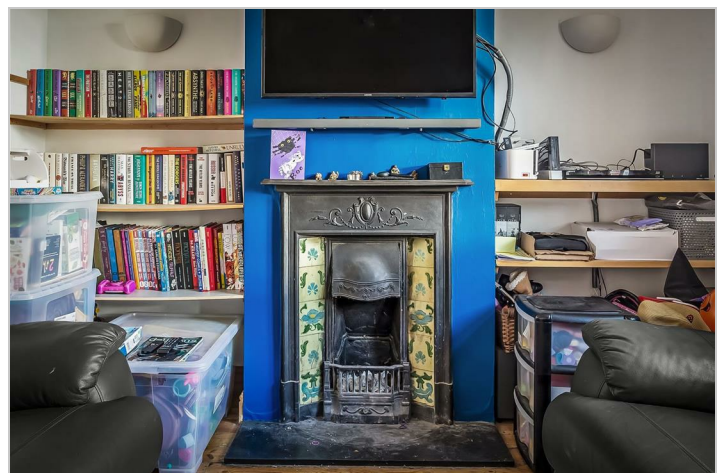
Rear aspect window, radiator, integral storage.

Outside

The front garden is a low maintenance shingled space with path leading to the front door.

The property enjoys the use of a sunny south facing rear garden, circa 45m in length. This space has a patio adjacent to the property beyond which it is laid to lawn. There is a right of way over the neighbour's property for access.

Tandridge District Council Tax Band C



Road Map



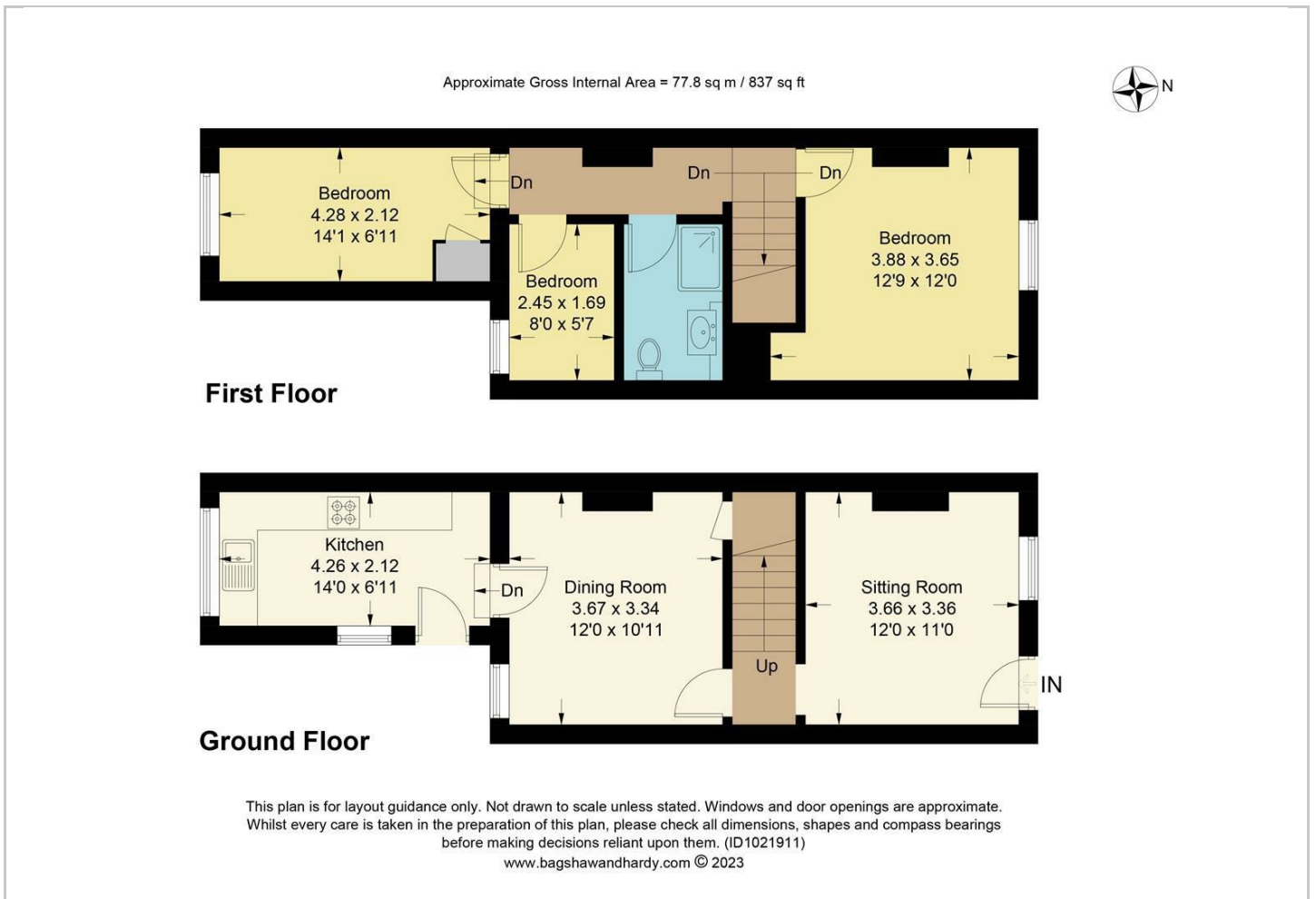
Hybrid Map



Terrain Map



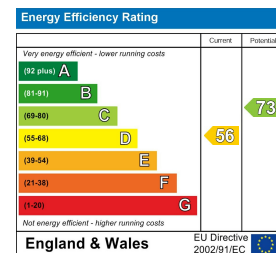
Floor Plan



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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