

Payne & Co.



11 Tylers Close

Godstone RH9 8AN

Leasehold

£315,000



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Situation

Located close to Godstone Village with its local shops, village green, public houses, restaurants and post office together with social and recreational amenities. The larger town centres of Caterham and Oxted are close by offering a wider range of shopping facilities and railway stations providing frequent services to London (approximately 40 minutes). The area is well served with schools, both state and independent, for all age ranges. Junction 6 of the M25 motorway is nearby giving access to the remainder of the motorway network, the Channel Tunnel, Dartford Crossing and Heathrow and Gatwick airports.

Location/Directions

For SatNav use RH9 8AN. On entering Tylers Close follow the road and bear around to the right and the property will be found on the right hand side after circa 160m.

To Be Sold

Offered with NO CHAIN, this ground floor maisonette benefits from good sized front and rear gardens, double glazing and gas central heating.

Front Door

Leading to;

Storm Porch

Secondary front door leading to;

Hallway

Front aspect frosted double glazed window, radiator, ceramic tiled flooring, ceiling spotlights, cupboard (fuse board and electricity meter), airing cupboard (slatted shelves and hot water tank), doors to;

Bedroom

Front aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Sitting Room

Front aspect double glazed bay window, fireplace with electric fire, radiator.

Shower Room

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising shower enclosure with wall mounted controls, close coupled w.c with hidden cistern and dual flush, wash hand basin with mixer tap and cupboard storage below), ceramic tiled flooring, chrome heated towel rail, tiled walls.

Kitchen

Rear aspect double glazed windows and door (to rear garden), range of hi-gloss eye and base level units, black granite work surfaces with inset stainless steel sink with drainer and mixer tap, inset four ring gas hob, integrated oven, spaces

Tel: 01883 712261

for washing machine and below counter fridge, radiator.

Outside

The front garden, well screened from the footpath by hedging, is mainly lawn with footpath leading to the front door.

A path leads around the side of the building, where a right of way over the neighbour's garden exists, permitting access into the rear garden via a gate. The rear garden is mainly lawn and features a brick built outbuilding complete with light, power and double glazed windows.

Notes

Lease length = We have been advised by the seller that this is 130 years from 1980.

Ground rent = We have been advised by the seller that this is £10 per annum

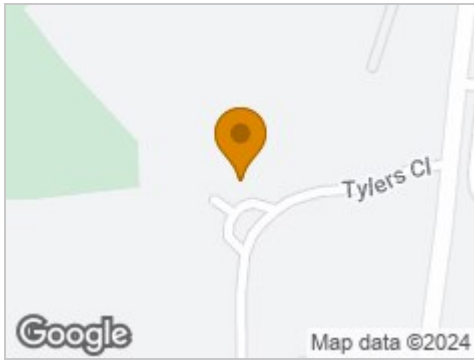
Buildings insurance = We have been advised by the seller that the last annual demand was for £209.91

Service charges = We have been advised by the seller that the last annual demand was for £142.77

Tandridge District Council Tax Band C



Road Map



Hybrid Map



Terrain Map



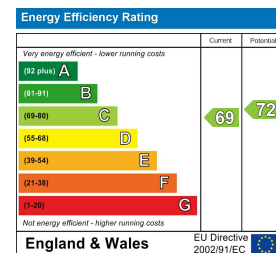
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.