



Lagham Road
South Godstone, Godstone, Surrey, RH9
To arrange a viewing or valuation call 01342 316 444

www.mayhewestates.co.uk



Mayhew's

A semi-detached, four bedroom substantial home with spacious well-presented accommodation, front and rear gardens and no ongoing chain.

Bullet points

- **Semi-detached house**
- **Four bedrooms**
- **Lounge**
- **Generous kitchen/diner/sitting room**
- **Downstairs cloakroom**
- **Well-presented throughout**
- **Front and rear gardens**
- **Walking distance to Godstone station**
- **No ongoing chain**

Description

Offered to the market with a price guide of £425,000 to £450,000. Mayhew Estates are pleased to offer for sale this handsome, four bedroom, semi-detached house. Situated within walking distance of Godstone station and other amenities this generous well-presented property is offered for sale with no ongoing chain.

Accommodation comprises, entrance hall with stairs rising to the first floor and doors to rooms including a downstairs cloakroom. At the front of the property there is a bay fronted lounge and to the rear of the property there is a generous kitchen/diner. The kitchen features a range of eye and base level units with roll top worksurfaces. The dining or sitting area is a generous space with sliding doors to the rear garden.

On the first floor there are four well-presented, double bedrooms. The family bathroom is of a good size and features a suite including a bath and separate shower cubicle.

Room Dimensions

Lounge 14'6" x 10'3" (4.42m x 3.12m)
Kitchen/Diner 20'2" x 16'1" (6.15m x 4.9m)
Bedroom 1 12'4" x 10'3" (3.76m x 3.12m)
Bedroom 2 13'2" x 11' (4.01m x 3.35m)
Bedroom 3 12'4" x 10'3" (3.76m x 3.12m)
Bedroom 4 10'5" x 9'7" (3.18m x 2.92m)

Outside

There is a rear garden which is predominantly laid to lawn.

Viewing

Strictly by appointment with Mayhew Estates
01342 316 444

Guide Price

£425,000 to £450,000





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		



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