



£575,000 to £595,000 Guide Price

Easter Way, South Godstone, RH9

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mayhews



An exceptionally well presented, extended, 4 bedroom family home enjoying a fabulous, generous plot with plenty of driveway parking and a double garage conveniently located in a pleasant residential area.

Property description

Mayhew Estates are delighted to offer for sale this greatly extended and improved 4 bedroom, semi-detached family house. Conveniently located in a residential area the property offers easy access to local amenities, schools, train station and the nearby M25 motorway network.

This much loved family home is offered for sale for the first time for many years and benefits from a great deal of improvements and an extension by the current owners. The property now provides spacious accommodation arranged over 2 floors and is well presented throughout. Outside the property benefits from a substantial plot comprising driveway parking extending to the side and rear of the house and leading to a generous garage/workshop at the rear of the garden.

Accommodation comprises in brief of an entrance hall with stairs rising to the first floor with a range of built in storage cupboards beneath, door to the lounge and door to an inner lobby. This useful area has space for appliances, access to the kitchen and to a downstairs WC. The lounge is at the front of the property and is a warm and spacious room with feature log burner and double doors to the adjoining kitchen/diner. At the rear of the house the kitchen/diner is a real feature of this sociable, family house and has double doors leading directly to the garden. Flooded with natural light from a large skylight, the kitchen has been refitted and includes a range of eye and base level units, built in oven and hob and plenty of roll top work surfaces extending to a breakfast bar. Wood flooring runs throughout the kitchen and dining area where there is plenty of space for a table and chairs.

On the first floor, the master bedroom is ensuite with a shower room and there are 3 further bedrooms complemented by a refitted family bathroom.

Outside

Outside, the property enjoys a most generous plot front to rear. At the front of the property there is brick paved driveway, parking for 2 to 3 cars with a timber gate leading to further parking at the side of the house that then extends all the way to the rear of the garden where there is a double garage/workshop (approx. 26ft x 16ft) with power and lighting. There is a generous, paved patio adjoining the house with a timber built bar and an area of lawn and decking.

EPC = To be confirmed

Key features

- Semi-detached house
- 4 bedrooms
- Fabulous kitchen/diner
- Lounge with log burner
- Ensuite shower room
- Family bathroom and downstairs WC
- Private rear garden
- Extended driveway and double garage





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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