



***FIRST FLOOR, TWO DOUBLE BEDROOMS* *14' 1" x 21' 5" (4.30m x 6.52m) L'SHAPED LIVING/DINING ROOM*
 11' 1" x 13' 5" (3.37m x 4.08m) BEDROOM ONE *8' 9" x 11' 2" (2.67m x 3.40m) BEDROOM TWO*
 DOUBLE GLAZED & GAS CENTRAL HEATING (COMBI - BOILER)
 *LARGE MODERN BATHROOM WITH A LARGE 'P' SHAPED BATH***

A DECEPTIVELY LARGE TWO DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT located on the outskirts of Godstone Village. The flat has an inviting Reception Hallway and a large L-shaped Living/Dining Room, Kitchen and a good size Bathroom. Outside there is an extensive Communal Gardens to the rear. **CONVENIENT LOCATION** for Godstone Village and access to the M25 for the commuter. **AN IDEAL FIRST TIME PURCHASE, VIEWING RECOMMENDED!**

Lindley Road Godstone RH9 8HJ
'Offers in the Region of' £250,000 LEASEHOLD



plumbing for a washing machine (to stay) space for a fridge/freezer, electric cooker (to stay). Wall mounted gas combi boiler.

BEDROOM 1 11' 1" x 13' 5" (3.37m x 4.08m)

Double glazed window to front, coved ceiling, radiator, TV point.

BEDROOM 2 8' 9" x 11' 2" (2.67m x 3.40m)

Double glazed window to rear, coved ceiling, radiator.

BATHROOM 8' 2" x 7' 5" (2.49m x 2.26m)

2 x Double glazed frosted windows to rear. Modern suite comprising of a shower, 'P' shaped panelled bath with a mixer tap and a separate mixer shower, pedestal wash hand basin and low flush WC, inset spotlights and extractor fan, ladder style heated towel rail/radiator.

OUTSIDE

COMMUNAL GARDENS

Large enclosed rear gardens which are mainly laid to lawn. Refuse bin storage area and an outside storage cupboard.

LEASEHOLD INFORMATION

LEASE TERM: 130 years from 1/1/1980

MAINTENANCE: varies from £500 to £686 inc of Building Insurance

GROUND RENT: £10 pa

COUNCIL TAX: BAND C
14/5/2021

DIRECTIONS

From the roundabout at the junction of the M25 take the exit signposted to Godstone, take the third turning on the left into Ockleys Mead and then first left into Lindley Road, the property is on the right hand side.

LOCATION

Godstone is a delightful village location on the edge of the countryside and yet still within commutable distance of London and access onto the M25 at Junction 6. The railway station is at South Godstone and has frequent services to London via East Croydon and in the opposite direction to Tonbridge and towards the south coast.

The surrounding towns of Oxted, Bletchingley, Caterham and East Grinstead offer a good selection of schools in the public and private sectors for all age groups. Comprehensive shopping facilities can be found in Caterham, Redhill and East Grinstead all within a reasonable distance from South Godstone.

**A COMMUTABLE LOCATION
IN SEMI RURAL SURREY!**

ACCOMMODATION

COMMUNAL HALL

Staircase to a first floor landing.

ENTRANCE HALL

Coved ceiling, spot lights, 3 x large built in storage cupboards, radiator, wood effect flooring.

LIVING / DINING ROOM 14' 1" x 21' 5" (4.30m x 6.52m)

Large double glazed window to front, coved ceiling, part carpeted and part wood effect flooring, 2 x radiators, TV point. Length narrowing from 4.30m to 3.15m

KITCHEN 7' 9" x 8' 8" (2.37m x 2.64m)

Double glazed window to rear. Range of wall and base units with matching worktops, single bowl stainless steel sink unit with mixer tap and cupboard under, space and



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

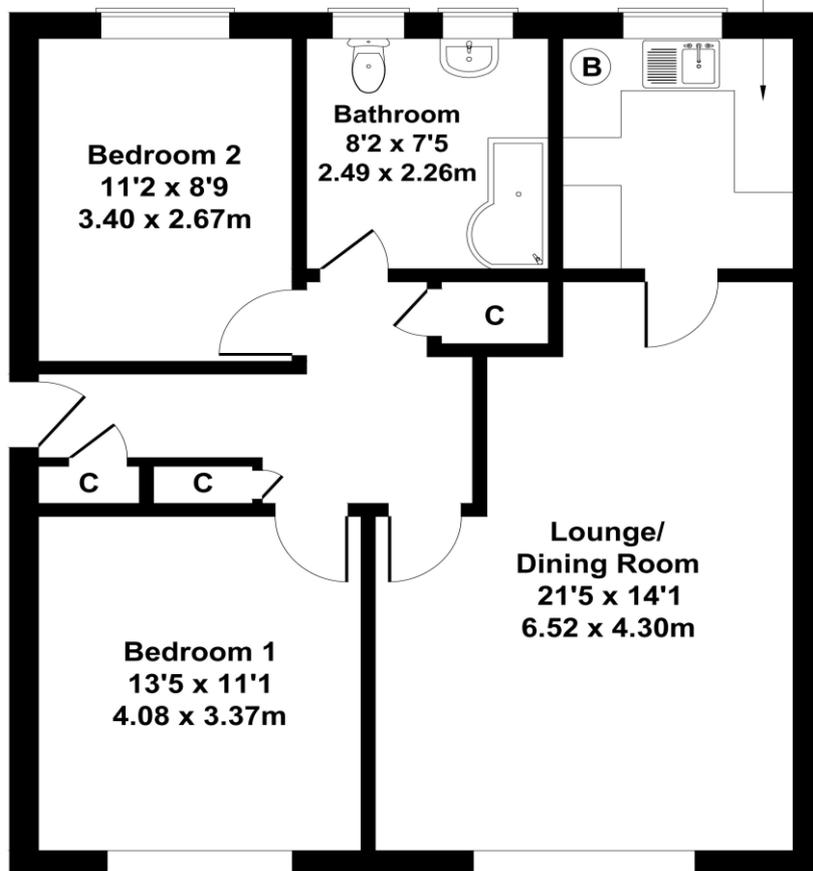


FLOORPLAN

Lindley Road Godstone

Approximate Gross Internal Area
775 sq ft - 72 sq m

Kitchen
8'8 x 7'9
2.64 x 2.37m



Not to Scale. Produced by The Plan Portal 2021
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