



**\*THREE BEDROOMS, FIRST FLOOR BATHROOM\* **\*8' 1" x 9' 10" (2.46m x 3.00m) THIRD BEDROOM !\*****

**\*L'SHAPED LIVING ROOM 19' 7" x 14' 9" (5.97m x 4.50m) narrowing to 10'6" (3.21m)\***

**\*DOUBLE GLAZED AND GAS CENTRAL HEATING\* **\*VEHICLE ACCESS TO THE REAR OF THE GARDEN\*****

**\*GREAT POTENTIAL, VIEWING RECOMMENDED!\***

**A THREE BEDROOM SEMI DETACHED HOUSE** with a large L'shaped Living Room, good size Kitchen and first floor Bathroom. Outside there is a wide driveway with off road parking for two vehicles, There is a large level rear Garden with a set of large gates providing vehicle access to the rear of the garden. **A GREAT SIZE HOUSE WITH GREAT POTENTIAL TO EXTEND (subject to planning permission)**

**Ockleys Mead, Godstone, Surrey RH9 8BA  
ASKING PRICE: £395,000 FREEHOLD**



## DIRECTIONS

From the roundabout at the junction of the M25 take the exit signposted to Godstone, take the second turning on the left into Lindley Road, continue into Ockleys Mead, the house is on the left 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, Betchingley, 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

### ENTRANCE HALLWAY

Double glazed leaded light front door and window, wood effect flooring, glazed internal door to the Living Room and a separate door to the Kitchen, staircase to the first floor landing.

### LIVING ROOM 19' 7" x 14' 9" (5.97m x 4.50m)

narrowing to 10'6" (3.21m)

Large L-shaped Living Room, double glazed window to front, double glazed sliding patio door to the rear garden, separate door to the Kitchen, TV point and two radiators.

### KITCHEN 12' 4" x 9' 5" (3.75m x 2.86m)

Double glazed window to rear, range of wall and base units with matching worktops and tiled surrounds, single

bowl stainless steel sink unit with cupboards below. Space for a cooker with a gas point, space for a fridge freezer, built in larder and further storage cupboard, tiled flooring.

## FIRST FLOOR ACCOMMODATION

### BEDROOM ONE 11' 2" x 11' 7" (3.40m x 3.53m)

Double glazed window to front, picture rail surround and radiator.

### BEDROOM TWO 8' 7" x 11' 7" (2.62m x 3.53m)

Double glazed window to rear, built in wardrobe, radiator.

### BEDROOM THREE 8' 1" x 9' 10" (2.46m x 3.00m)

*maximum measurements*

Double glazed window to front, picture rail surround, radiator.

### BATHROOM 6' 0" x 7' 11" (1.84m x 2.41m) *maximum measurement*

Two double glazed frosted windows to the rear, white suite comprising of a tiled paneled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC, tiled surrounds and flooring, extractor fan and wall mounted heated towel rail.

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

There is a double width herringbone style brick driveway providing off road parking for two vehicles and access to the side. To the side of the driveway there is an area of garden.

### REAR GARDEN

The level rear garden extends in excess of 100' in length with panelled fenced surrounds. It is mainly laid to lawn with a path leading to the rear of the garden. There is a set of large double gates providing vehicle access to the rear of the garden. Just outside by the kitchen door there is an outside cupboard with power and a wall mounted gas central heating boiler as well



as space for a freezer / tumble dryer if required.

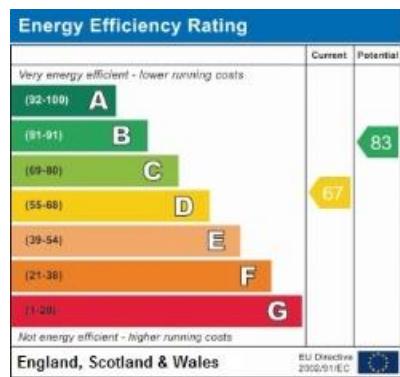
### BRICK BUILT STORAGE BUILDING 5' 9" x 3' 11"

(1.74m x 1.20m)

A pitched roof building separate from the house with power and light.

26/11/2020

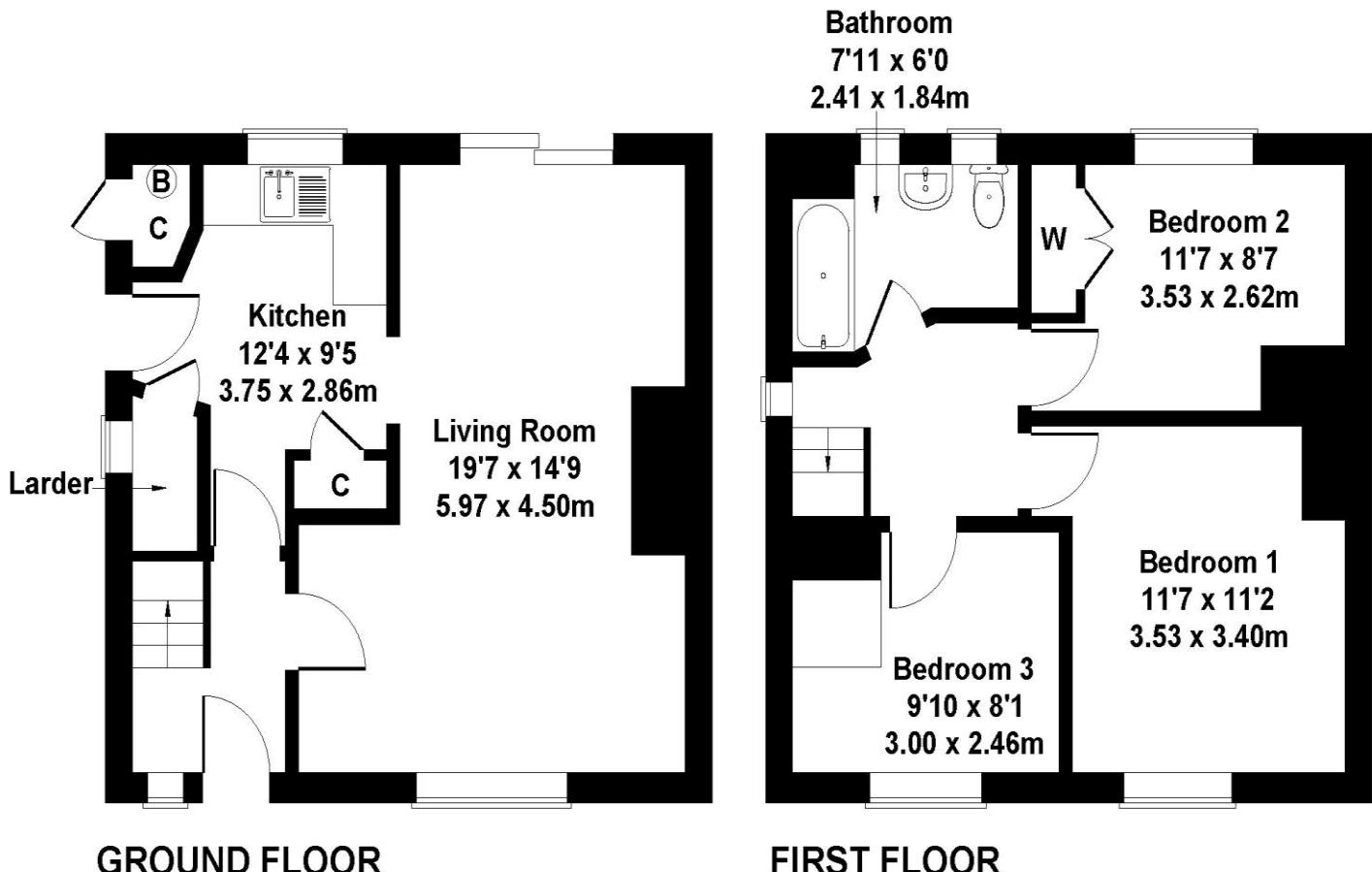
### EPC GRAPH



## FLOORPLAN

# Ockleys Mead

Approximate Gross Internal Area  
834 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2020  
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