



17 Hunters Chase, South Godstone, Godstone, Surrey, RH9 8HR

Pollard Machin
estate agents since 1885

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Surrey
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Guide Price £425,000

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Description

Village Location - A 3 bedroom, 3 reception room semi-detached house featuring an impressive 66' south facing rear garden, 23'6 through lounge/dining room and potential to extend subject to planning and consents.

Accommodation

Porch: Entrance Hall: 23'6 Lounge/Dining Room with access into 12'9x9'4 Lean To with access in garden: 10'6 Kitchen with space for appliances and access to side entrance: Integral Storage Room/Garage (Could be converted into reception room): Landing: 3 Good Sized Bedrooms featuring a 12'9x10'9 Master and the smallest being 9'9x7'9: Family Bathroom with shower over bath: 66' South Facing Rear Garden: Gas Central Heating: Double Glazing: Off Street Parking.

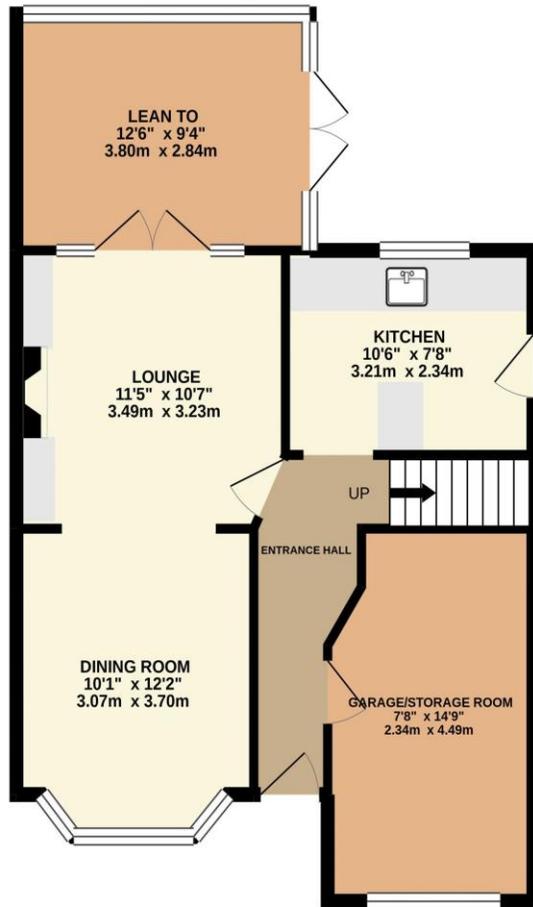
Location

Hunters Chase is located off the A22 being within close proximity to Godstone train station, South Godstone Village, open greenbelt countryside walks and the local primary school St Stephens. The area benefits from a variety of shops located a short distance away in Oxted where you will find supermarkets, pubs, restaurants and a number of independent and state schools.

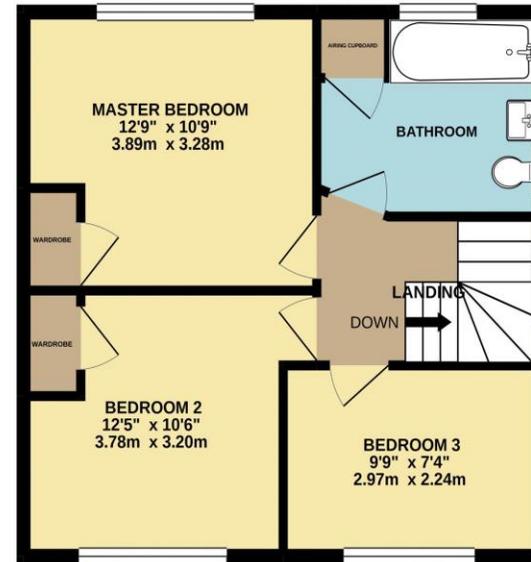
In accordance with Section 21 of the Estate Agents Act 1979 we declare a personal interest whereby the Vendor is related to a member of staff of Pollard Machin Estate Agents.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

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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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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