



RAYNERS
TOWN & COUNTRY

41 OAKLANDS
SOUTH GODSTONE, SURREY, RH9 8AA

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OFFERS IN EXCESS OF £425,000

A fabulous opportunity to purchase a well proportioned family house in a popular cul de sac location. Accommodation offers 3 good sized bedrooms and a family bathroom to the first floor. On the ground floor there is a fitted kitchen and a lounge with a dual aspect and patio doors to the rear garden. The property has been well maintained and is neatly presented throughout but has scope for some modernisation. In our opinion this is a great, solid house with a garage to the side and an enclosed South Easterly facing garden.

Situated in the semi-rural village of South Godstone, the property is within walking distance of the village primary school and convenient sports field with nearby woods and children's play area. It is a short walk to South Godstone train station that offers trains to Redhill for a change to Croydon in approx 38 Minutes and is in close proximity of junction 6 of the M25. More comprehensive facilities can be found in the nearby towns of Oxted and Caterham both of which offer a range of facilities including further trains to London and a wide range of shops, supermarkets and schools. There are sports and leisure centres in both towns as well as golf and sports clubs locally. The area is surrounded by open countryside including the North Downs with walking, riding and cycling routes nearby.





41 Oaklands



Total Area: 98.0 m² ... 1055 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: E

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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