



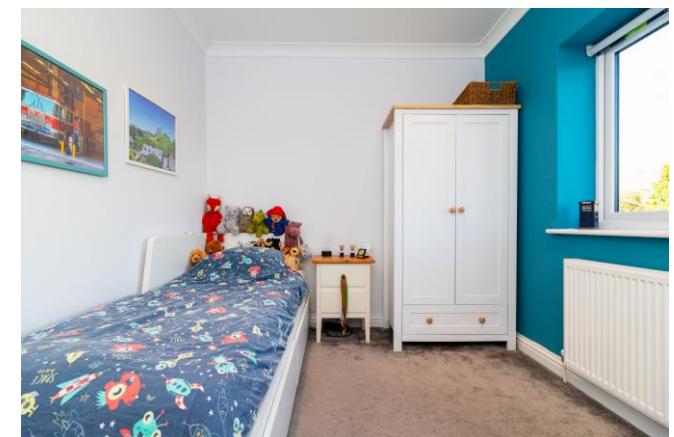
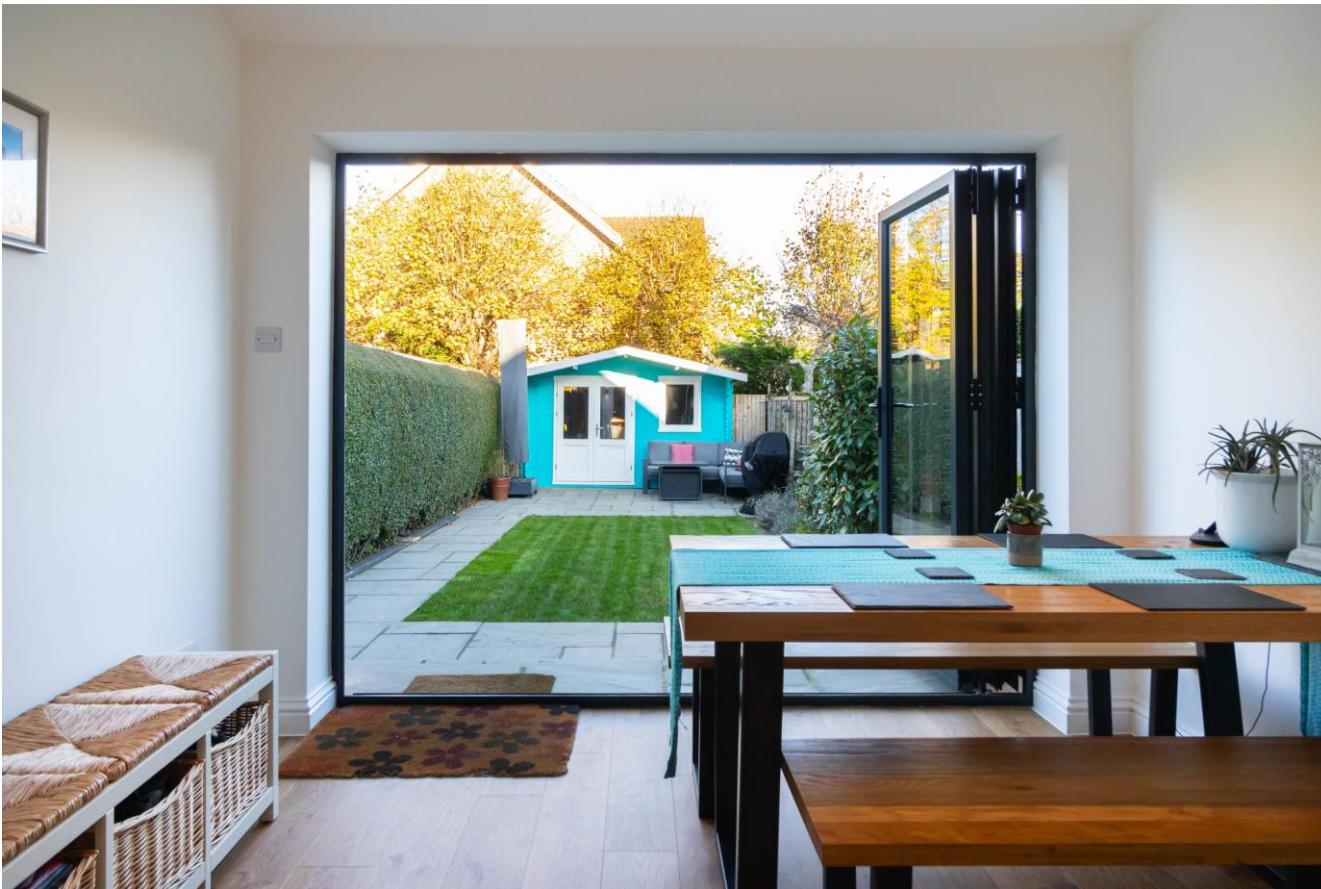
RAYNERS
TOWN & COUNTRY

11 SALISBURY ROAD,
GODSTONE, SURREY, RH9 8AA

This three bedroom end of terrace house has been extended to create a stunning family home. The kitchen is a particular 'wow' factor with attractive shaker style units, integrated appliances, wooden flooring and a peninsular breakfast bar with space for a dining table beyond. There are velux windows allowing light to flood the room and bifold doors leading to the garden. The ground floor accommodation also provides a spacious entrance hallway, useful cloakroom and a cosy lounge. There is also underfloor heating throughout the ground floor. There are two bedrooms and a modern family bathroom on the first floor with the loft conversion providing the third bedroom. To the rear of the property is a lovely north facing garden with a neat lawn, patio area and a summer house. There is off road parking to the front of the house.

Situated in a popular road within level walking distance of Godstone Village with its central Green and popular country style pubs. More comprehensive facilities can be found at Oxted and Caterham both within a 10 minute drive. There is access to the M25 via junction 6. Viewing is highly recommended.







Additional Information:

The property has an electric vehicle charging point.

The seller has advised that the residents of 11a have right of way through a gate and down the side path- generally only used every 2 weeks for bins and always with prior notification.

Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: D

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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