



**RAYNERS**  
TOWN & COUNTRY

**LAGHAM PARK**  
SOUTH GODSTONE

# 49 LAGHAM PARK

## SOUTH GODSTONE, SURREY, RH9 8EW

49 Lagham Park comprises of 5 bedrooms, one of which is currently used as a study, an opened plan lounge - dinning area, with a fully fitted kitchen, one reception room, a breakfast bar, a family bathroom, a large shower room and a under stairs toilet.

The reception room and the downstairs bedroom is easily adaptable into a self contained annex, which will include the shower room and the breakfast bar.

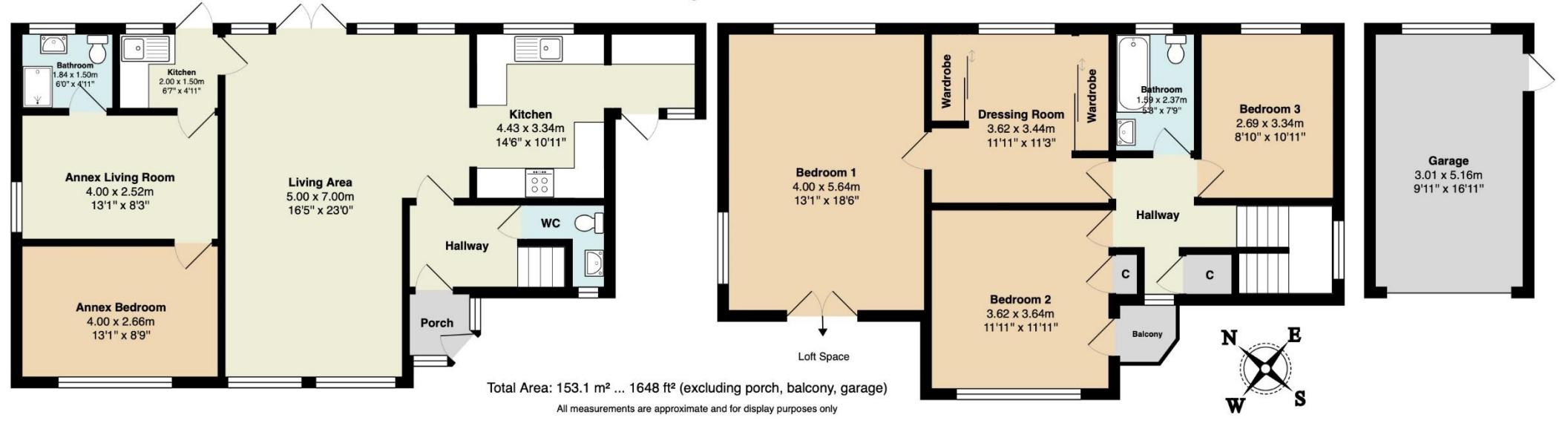
The property has a detached garage with off road parking for up to three cars Infront of the garage. A large garden wrapped around the property consists of mostly lawns, with patio areas, flower gardens and matured fruit trees.

The property is about six minutes walk to the Godstone train station, with regular service to the west to London bridge and London Victoria stations and the Tonbridge station, in Kent , to the East.





# 49 Laghams Park



**Tenure:** Freehold **Local Authority:** Tandridge District Council **EPC Rating:** TBC

**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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