



RAYNERS
TOWN & COUNTRY

**48 LAGHAM PARK
SOUTH GODSTONE, RH9 8ER**

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GUIDE PRICE £700,000

Situated on a desirable road in the sought-after village of South Godstone, this attractive three-bedroom detached home offers well-balanced and versatile accommodation ideal for modern family living and is conveniently located within walking distance of Godstone train station. The ground floor comprises a well-appointed kitchen, a separate living room and a separate dining room, providing excellent space for both everyday living and entertaining. Additional ground floor benefits include useful utility areas and a convenient downstairs cloak room. To the first floor are three well-proportioned bedrooms served by a family bathroom. Externally, the property enjoys a driveway leading to a garage, along with a front garden that enhances the home's kerb appeal. To the rear is a beautifully maintained, large and level garden, mainly laid to lawn with an array of mature shrubs, creating a private and peaceful outdoor space ideal for families and entertaining. Beyond the garden the property includes a delightful 100ft bluebell wood.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: F

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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