



Lagham Park,
South Godstone
RH9 8ER

Guide price of £700,000



Robert
Leech 

Lagham Park, South Godstone, RH9 8ER

A rare opportunity to purchase a well positioned detached family home in one of the most desirable roads in South Godstone.

Offered to the market for the first time in a generation this property has been lovingly maintained by the current owner and is ready to move into whilst offering plenty of scope for modernisation and extension. The ground floor comprises an open plan living dining room along with a separate kitchen, study and cloakroom. The kitchen is made up of traditional wall and base units with plenty of room for appliances and a small dining table. The kitchen gives access to a side lean-to which in turn leads to the detached garage and garden.

Upstairs there are three double bedrooms and a single bedroom with the rooms to the back offering magnificent views over adjacent fields. There is also a family bathroom complete with bath, pedestal hand basin and W/C.

Outside there is a front garden laid to lawn and a driveway for two cars. There is a detached garage and access to the large rear garden, which is mostly laid to lawn and bordered by mature beds. The rear garden back on to open farm land giving fantastic views.

- Chain free sale
- Detached family home
- 4 beds, 1 bath, 2 recep
- Garage and off road parking
- Large private garden
- Desirable residential location
- Opportunity to extend (STPP)
- Living space 1252 sq ft
- Council tax band F, £3,148.63pa
- Tandridge District Council



2.7 miles
Godstone



9.5 miles
Gatwick
Airport



0.4 miles
Godstone
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

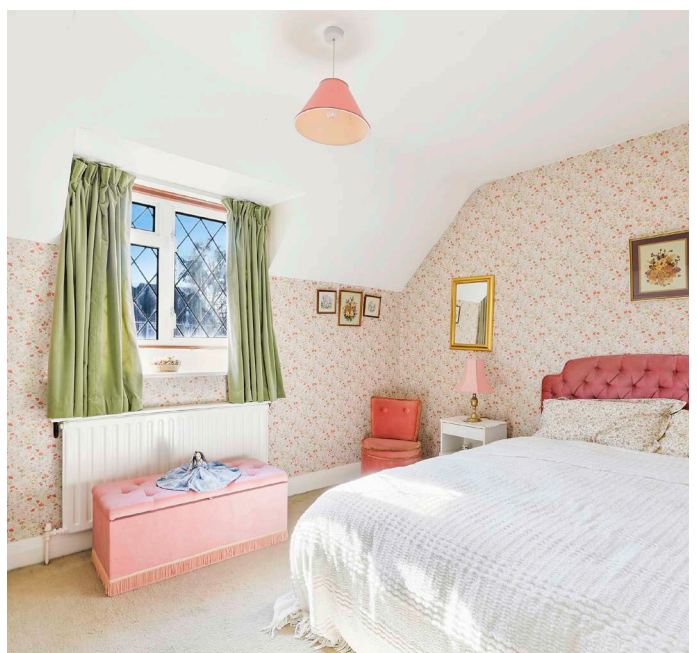
LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Situated on a desirable residential road in the heart of South Godstone village, a short walk from a convenience shop and Godstone Railway Station. A larger variety of shops and facilities can be found in Oxted, approximately 4.5 miles away, where there is a selection of supermarkets, a cinema, leisure centre (with swimming pool), a selection of boutiques, pubs and restaurants.

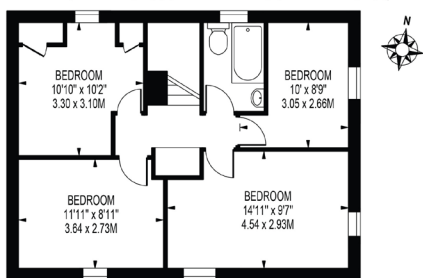
For commuters, there are rail services from Godstone Railway Station (only a short walk) into London (via Redhill or Tonbridge). The motorway network can be accessed at Junction 6 of the M25, approximately 3 miles away, and for international travel Gatwick Airport is approximately 10 miles away by car. A shorter commute by train is available from Oxted Railway Station with fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes)



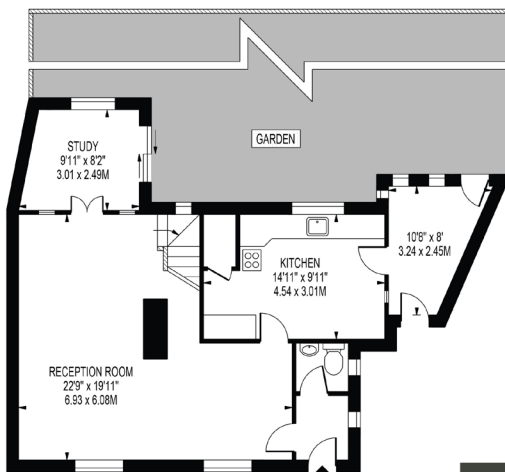


LAGHAM PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1252 SQ FT - 116.34 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

