



22 Evelyn Cottages,
Eastbourne Road,
South Godstone,
RH9 8EN

Guide price of £400,000



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Robert
Leech. 

22 Evelyn Cottages, Eastbourne Road, RH9 8EN

Set back from the road this property is approached through a mature, private front garden and offers a secluded spot nestled amongst a desirable terrace of houses.

The downstairs accommodation comprises a living room, extended kitchen, utility room and cloakroom whilst upstairs there are three double bedrooms and a family bathroom. Exposed floorboards to the entrance hall and living room, plus a feature fireplace housing a gas fire give a cosy, cottage feel to the front of the house. To the rear there is an extended kitchen finished with traditional shaker style units and solid wood worktops. The kitchen offers access to the South facing rear garden and to the cleverly designed utility room, which offers further storage, a sink and space for a washing machine as well as access to the downstairs cloakroom.

Upstairs there are three double bedrooms and a family bathroom complete with separate walk in double shower and bath, W/C, his and hers hand basins and underfloor heating.

Outside, there is a large, gated front garden laid to lawn and side access to a large South facing garden to the rear. The rear garden is mostly laid to lawn but benefits from multiple seating areas allowing the owners to take full advantage of the sun throughout the day.

- Freehold
- 3 beds, 1 bath, 1 recep
- Fully refurbished throughout
- Large South facing garden
- Village location
- Two storey rear extension
- Living space 884 sq ft
- Tandridge District Council
- Council tax band D, £2,179.82pa
- EPC E (52)



2.2 miles
Godstone



8.3 miles
Gatwick
Airport



0.3 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

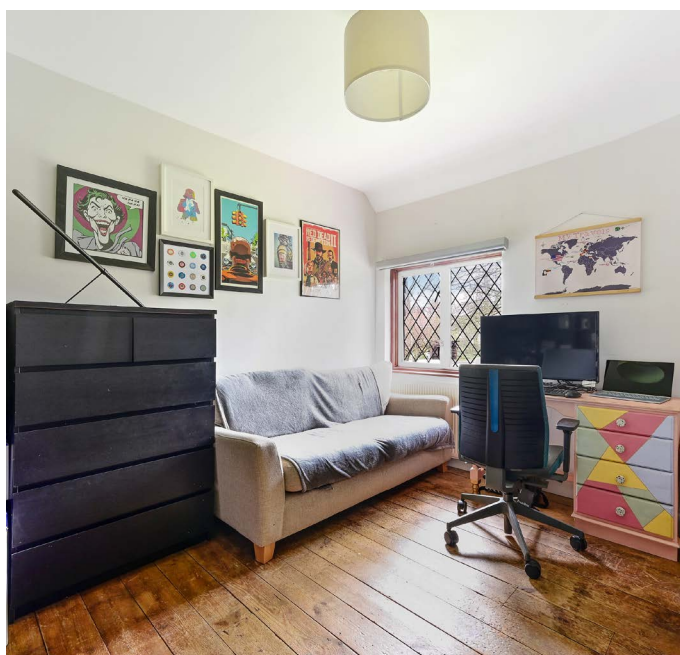
Situated in the heart of South Godstone village, a short walk from a convenience shop and Godstone Railway Station. A larger variety of shops and facilities can be found in Oxted, approximately 4.5 miles away, where there is a selection of supermarkets, a cinema, leisure centre (with swimming pool),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



FAQ'S

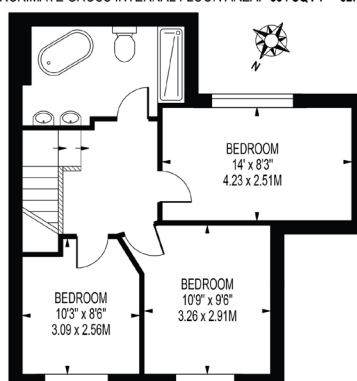
- Built 1930s
- Purchased 2017
- Flying freehold
- Tandridge District Council
- Council tax band D (£2,179.82pa)
- Right hand boundary owned and maintained by the property
- Two storey rear extension by the current owners (2018)
- Combi boiler installed 2018, serviced 2021
- Mains gas
- Traditional radiator central heating
- Electric underfloor heating
- Electrics checked 2018
- Broadband



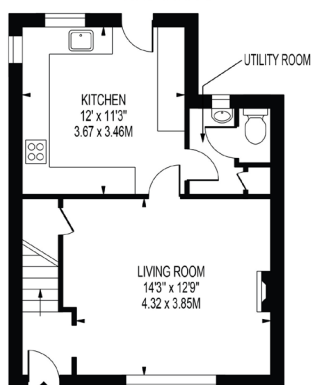


EASTBOURNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 884 SQ FT - 82.10 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.
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