



Hickmans Close,
Godstone,
RH9 8EB

Guide price of £425,000



3



1



1

Robert
Leech. 

Hickmans Close, Godstone, RH9 8EB

Situated in a quiet residential street in the picturesque Village of Godstone this property has been refurbished to exacting standards throughout.

Arranged over two floors this property comprises a kitchen/diner and separate living room on the ground floor with three bedrooms and a family bathroom upstairs.

The traditional shaker style kitchen is made up of base and wall units with a solid wood worktop and integrated appliances. Finished with a tiled floor the kitchen opens up to a good sized dining area offering views and access over the South facing rear garden. The carpeted living room is flooded with light through the floor to ceiling windows, which also offer access to the rear garden.

Upstairs there are two double bedrooms, a smaller third bedroom and family bathroom. The master bedroom benefits from built in wardrobes and views to the rear. The family bathroom is made up of a large Jacuzzi style bath, a large separate shower cubicle, vanity unit sink and W/C.

Outside there is ample off road parking to the front and a South facing garden laid mostly to lawn to the rear. The rear garden also has a good sized patio and two secure sheds surrounded by raised flower beds.

- Freehold
- 3 bed, 1 bath, 1 recep
- Fully refurbished throughout
- South facing garden
- Off road parking
- Close to local shops & amenities
- Living Space 862 sq ft
- Quiet Village location
- Council tax band D (£2,179.82)
- Tandridge District Council



0.2 miles
Godstone



12.6 miles
Gatwick
Airport



2.4 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

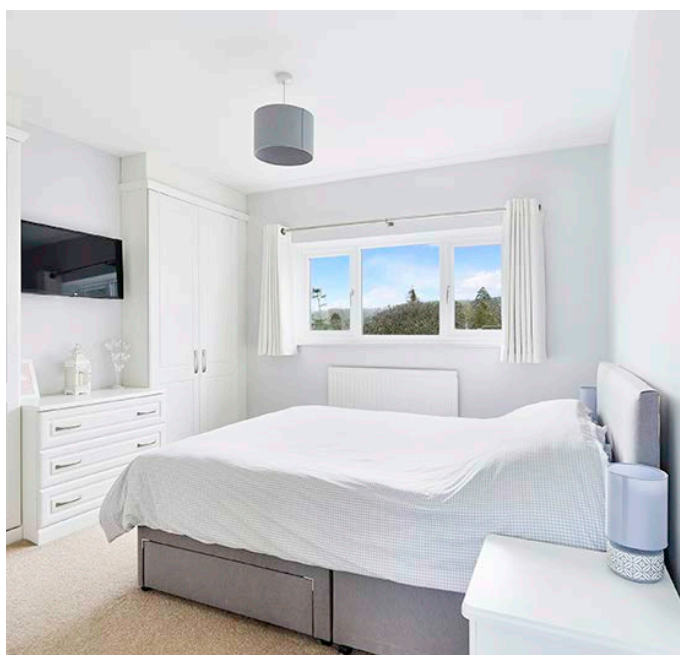
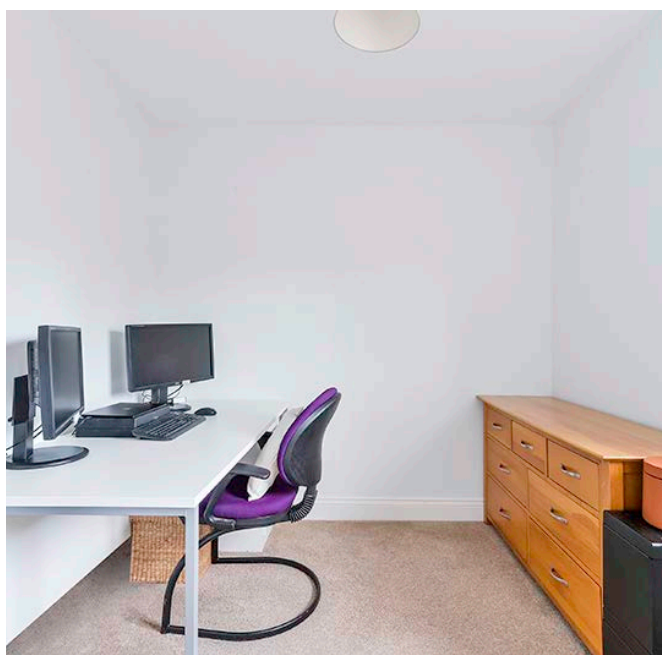
LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Rich in heritage, Godstone offers a thriving community and a quality of life that many aspire to. Godstone High Street ensures easy access to everyday essentials and local towns including Oxted are within a short drive, catering for additional shopping and leisure needs. At the centre of the village is Godstone Green, complete with duck pond and home to the local cricket team in summer. It is an attractive open space, edged with mature trees and framed by historic buildings reaching back as far as the 15th Century.

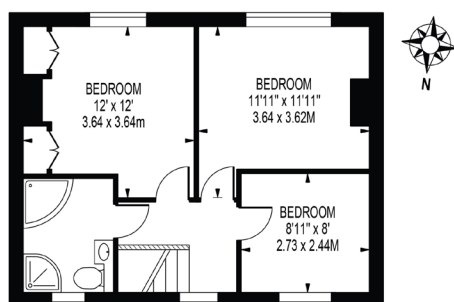
Godstone village can be found just off the junction of the A22 and A25, offering excellent road connections, with Junction 6 of the M25 motorway just to the north of the village. Oxted and Caterham railway stations are both under 10 minutes from Godstone offering direct trains to London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is just 20 minutes from Godstone and London Heathrow is under an hour away.



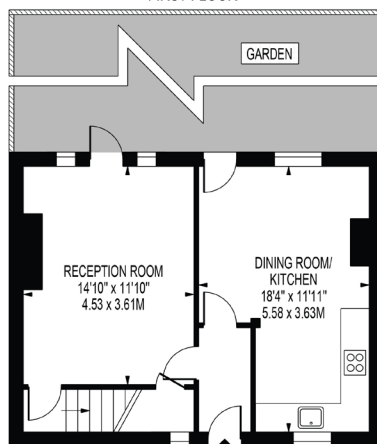


HICKMANS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 862 SQ FT - 80.11 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.

