

BOND & SHERWILL



Godstone Road

Guide-Price: £325,000 - £350,000

Located within good proximity to Caterham Town centre this two-bedroom, first-floor maisonette comes to the market with its own rear garden.

The modern interior benefits from two good-size bedrooms, dual-aspect lounge, kitchen, bathroom, gas central heating and double-glazing as well as its own porch.

The impressive rear garden includes a seating area and is the perfect place for entertaining guests.

Caterham Railway Station provides swift and easy access into Central London and East Croydon while local bus routes include the 400, 407, 409 & 434 with destinations including Coulsdon, Crawley, West Croydon, Selsdon & East Grinstead. Shops, restaurants and amenities are available in Caterham High Street. Popular local schools include St John's C of E Primary School, Hillcroft Primary School, Clifton Hill School, Caterham School while independent schools include Woldingham School. There is also a wide range of green spaces and leisure facilities in the surrounding area including Woldingham Golf Club, Surrey National Golf Club, Surrey Hills, Farthing Downs & Happy Valley.

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Porch

The porch includes glass-panel double-glazed door, double-glazed window, gas meter and down-lights.



Entrance

The entrance includes wooden floor and stairs ascending to first-floor.



Hallway

The hallway includes wooden floor, radiator, double-glazed single-casement window, and door leading to loft.



Lounge

The lounge is dual-aspect and includes double-glazed single-casement window, double-glazed two-casement window, radiator and coved ceiling.



Kitchen

The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer, space for dishwasher, space for washing machine, partially-tiled walls, wooden floor, double-glazed single-casement window, space for free-standing fridge-freezer, cupboard housing Worcester boiler, oven and four-ring gas hob with stainless-steel extractor hood.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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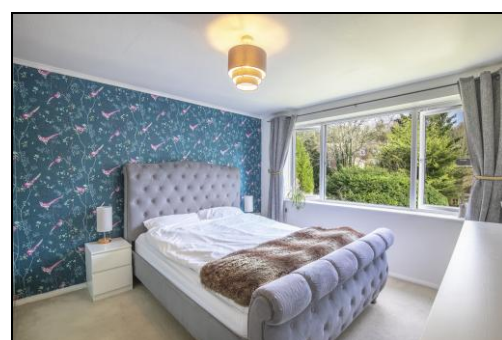
Bedroom One

Bedroom one includes wall radiator and double-glazed two-casement window.



Bedroom Two

Bedroom two includes radiator and double-glazed two-casement window.



Bathroom

The bathroom includes tiled floor, double-glazed single-casement frosted-effect window, partially-tiled walls, panel-enclosed bath with shower hose attachment, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap and heated towel rail.



Garden

The garden is mostly laid to lawn and includes water tap, shed with power & lighting, seating area, water feature and a range of plants, trees & shrubs.



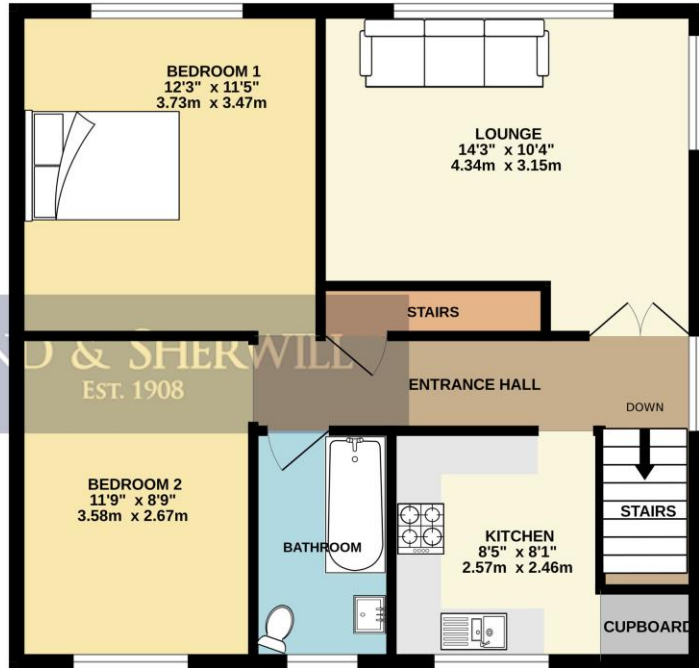
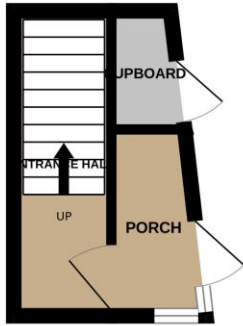
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GROUND-FLOOR
77 sq.ft. (7.2 sq.m.) approx.

FIRST-FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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