



RAYNERS  
TOWN & COUNTRY

OAKLANDS  
SOUTH GODSTONE, SURREY, RH9 8HX

# 87 OAKLANDS

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Guide Price £435,000

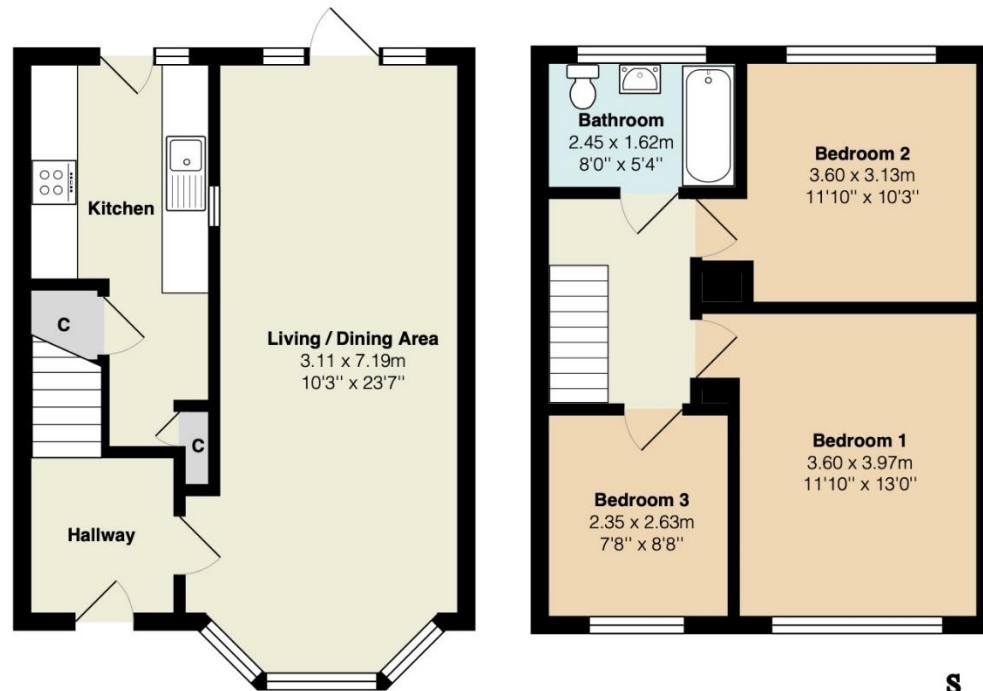
A well presented three bedroom end of terrace house with single garage en bloc situated in a cul-de sac location in the heart of South Godstone. The property comprises a light and airy through lounge/diner with wood effect flooring and attractive modern fitted kitchen with access onto the garden. There are three bedrooms on the first floor and a refurbished modern and stylish bathroom. and all upstairs rooms benefit from attractive wood flooring. The property is completed with front and rear gardens laid mainly to lawn.

Situated in the semi-rural village of South Godstone, the property is within walking distance of the village primary school and convenient sports field with nearby woods and children's play area. It is a short walk to South Godstone train station that offers trains to Redhill for a change to Croydon in approx 38 Minutes and is in close proximity of junction 6 of the M25. More comprehensive facilities can be found in the nearby towns of Oxted and Caterham both of which offer a range of facilities including further trains to London and a wide range of shops, supermarkets and schools. There are sports and leisure centres in both towns as well as golf and sports clubs locally. The area is surrounded by open countryside including the North Downs with walking, riding and cycling routes nearby.



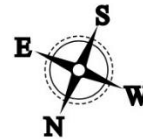


## 87 Oaklands



Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Freehold**  
**Local Authority: Tandridge - District Council**  
**Council Tax Band: D**  
**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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