# RAYNERS
T O W N  &  C O U N T R Y

## 120 GODSTONE ROAD
CATERHAM, SURREY.  CR3 6RB
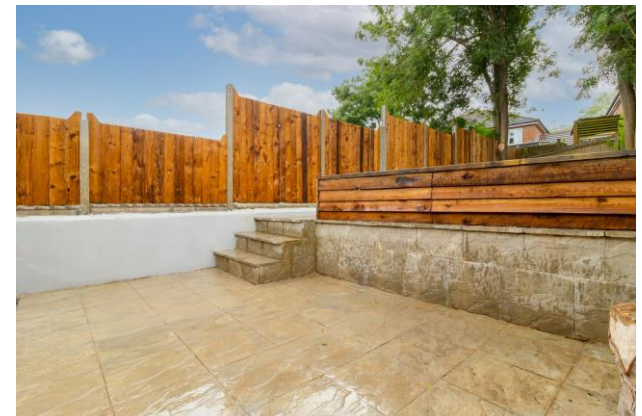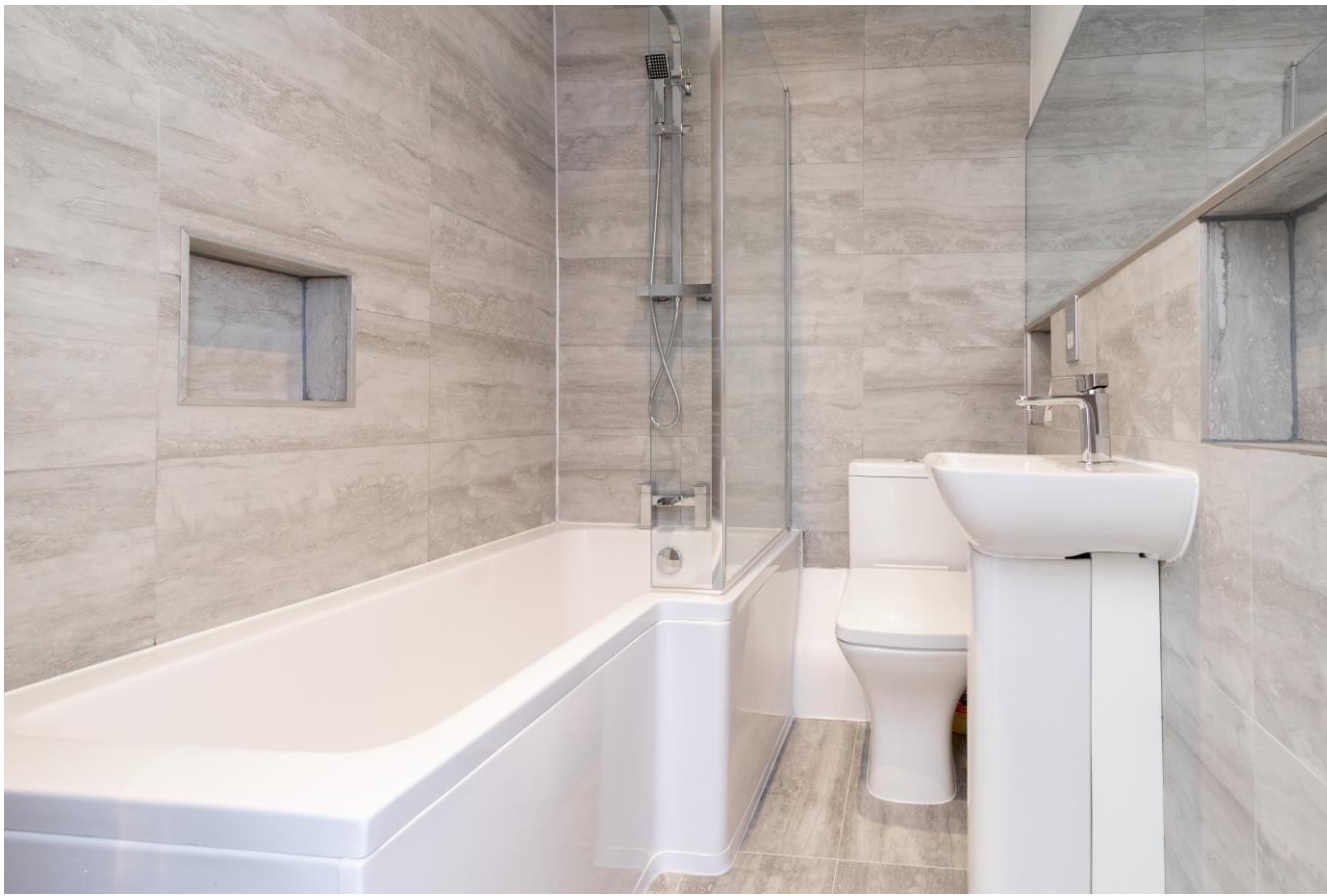
Fantastic opportunity to purchase this delightful Victorian cottage situated in the heart of Caterham Valley.

The property has undergone a complete renovation and reconfiguration project to a very high standard and now provides flexible accommodation throughout to include 2 double bedrooms and the addition of an upstairs bathroom.  Downstairs there is a separate study/bedroom 3. The living/dining area is bright and airy and leads into the open plan kitchen with direct access to the garden.

Ideally located within a 1/4 mile of Caterham train station, whilst Caterham town centre offers fantastic pubs, restaurants, Waitrose and a host of local independent stores and Gatwick airport is easily accessed via the M25.

Viewing is highly recommended.

**Living Area**
3.58 x 7.31m
11'9'' x 24'0''

**WC**

**Bedroom**
3.66 x 2.69m
12'0'' x 8'10''

**Bathroom**
1.87 x 1.58m
6'2'' x 5'2''

**Bedroom**
2.80 x 2.73m
9'2'' x 8'11''

C

**Bedroom**
2.75 x 2.52m
9'0'' x 8'3''

**Kitchen**
3.58 x 2.99m
11'9'' x 9'10''

W
S — N
E

Total Area: 73.8 m² ... 794 ft²

All measurements are approximate and for display purposes only

**Tenure:** Freehold          **Local Authority:** Tandridge District Council          **Council Tax Band:** C          **EPC Rating:** D

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

www.raynersproperties.com

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

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

RAYNERS
TOWN & COUNTRY