



77 Godstone Road,
Whyteleafe, CR3 0EJ - Price £250,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Opportunity to purchase a realistically priced Two bedroomed purpose built ground floor maisonette with its own Garden. Realistically priced to allow for modernisation and redecoration. Most conveniently situated for local facilities, Schools, Buses and Whyteleafe Station. No Onward Chain.

- Ground Floor Maisonette
- Two Double bedrooms
- Kitchen
- Lounge
- Bathroom
- Own Garden
- Long Lease
- No Onward Chain
- Requiring Redecoration
- Requiring Modernisation





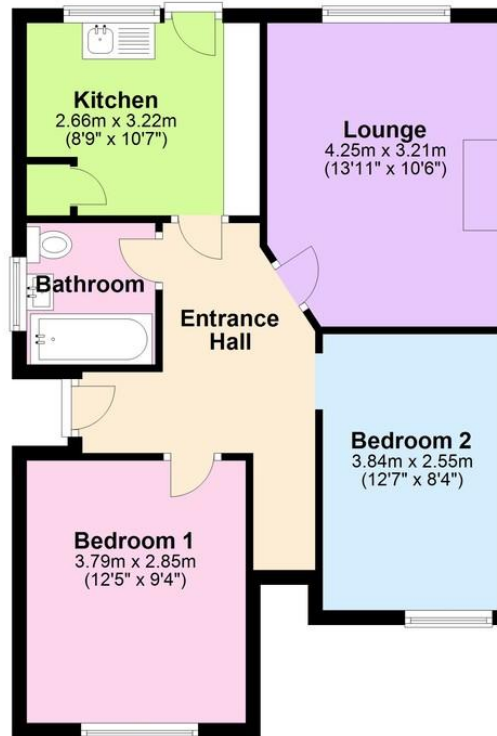
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Ground Floor
Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Call us on **020 8668 5344 / 01737 551111**

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