



**116 Godstone Road, Caterham - CR3 6RB**

In Excess of **£400,000**







## 116 Godstone Road

Caterham, Caterham

Located within close proximity to Caterham Town Centre's transport links and amenities, is this stunningly presented, two-bedroom semi-detached home. Following a complete recent refurbishment, a new buyer can truly unpack their belongings and start enjoying their new home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Town centre location
- High end finish throughout with fully integrated modern kitchen
- Substantial and level rear garden
- Integrated sound system
- No onward chain
- Brand new refurbishment





Located within close proximity to Caterham Town Centre's transport links and amenities, is this stunningly presented, two-bedroom semi-detached home. Following a complete recent refurbishment, a new buyer can truly unpack their belongings and start enjoying their new home.

Features include two double bedrooms, an open plan kitchen diner, and a substantial and level rear garden. Offered to the market with no onward chain is this newly refurbished semi-detached home. Finished to an exceptional standard throughout, it offers a perfect blend of contemporary living, with features such as an integrated sound system, and period features like the original cast iron radiators and sash windows.

The accommodation comprises a front aspect lounge which flows through to a rear aspect, open-plan kitchen/diner, fully integrated with Bosch appliances, and a counter-top breakfast bar.

Beyond the kitchen is access to the family bathroom and the stunning rear garden.

Stairs rise to the first floor where both double bedrooms are located. Outside To the rear of the property is a freshly laid level lawn bordered by newly installed fencing, as well as a patio ideal for entertaining.

Restriction free, on-street parking is available directly outside of the property.

Location Situated in Caterham Valley which offers local shopping centre with Church Walk precinct and two supermarkets, together with bus service, health centre, library, restaurants, pubs and mainline station. The area is close to open countryside and the motorway network can be accessed via junction 6 off the M25 at Godstone. As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction.

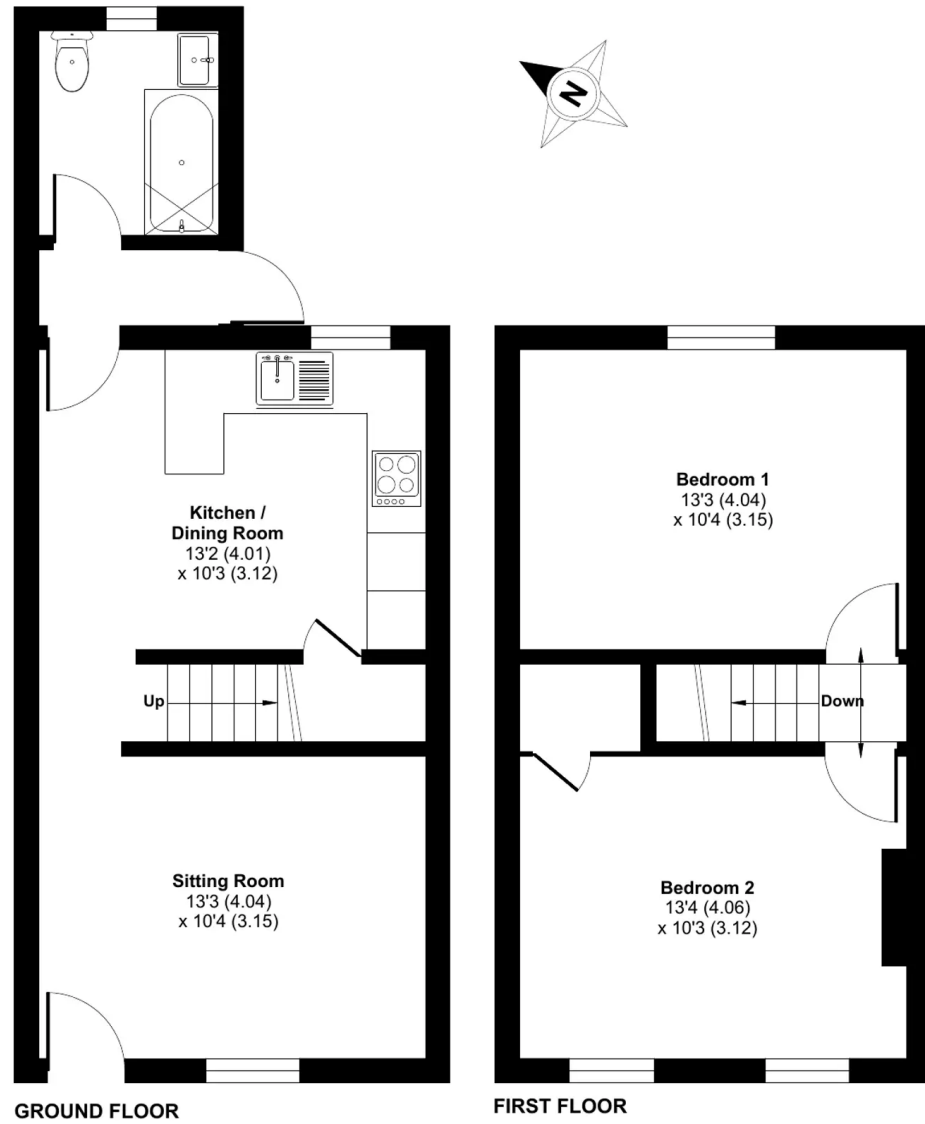
We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Cook Taylor Woodhouse Solicitors – £250 Taylor Rose Solicitors – £250 AV Rillo – £250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium Surveyors – £25



# Godstone Road, Caterham, CR3

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale







## Park & Bailey Caterham

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