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## *BOND & SHERWILL*



### *Northdown Court, Oxted Road*

Situated within ideal proximity to Godstone High Street this two bedroom, first-floor purpose-built maisonette features its own garden, garage and comes to the market chain-free.

The modern interior benefits from two good-size bedrooms, kitchen, bathroom, lounge, gas central heating and double-glazing.

Godstone High Street includes a range of shops, cafes, amenities and restaurants with local green spaces including Godstone Pond and Surrey countryside. The local area also includes Bletchingley Golf Club, North Downs Golf Club and Godstone Farm which is ideal for entertaining young children.

Popular local schools include Godstone Primary School, St. Stephen's C of E Primary School, Godstone Nursery and Godstone Farm Nursery. Godstone Railway Station provides services to Redhill & Tonbridge which can then be used to travel to Central London & Gatwick Airport, while the M25 Junction can be used to access the national motorway network.

## £ 275,000

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.

# BOND & SHERWILL

## Entrance

The entrance includes stairs ascending to first-floor, radiator and double-glazed glass-panel front door.

## Hallway

The hallway includes double-glazed single-casement window, loft hatch and cupboard.

## Bedroom One

Bedroom one includes double-glazed two casement window, radiator and coved ceiling.



## Bedroom Two

Bedroom two includes double-glazed two-casement window, radiator and coved ceiling.



## Lounge

The lounge includes double-glazed two-casement window, radiator and coved ceiling.



## Kitchen

The kitchen includes wall & base level units with work surface area, sink with drainer & stainless-steel mixer tap, partially-tiled walls, tiled floor, four-ring electric hob, stainless-steel extractor hood, space for washing machine, space for tumble dryer, double-glazed single-casement window and wall-mounted glow-worm boiler.

## Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, wash-hand basin, double-glazed opaque window, radiator, low-level W.C with dual-flush and extractor fan.

## Garage

## Garden

The garden is mostly laid to lawn and includes a paved area.



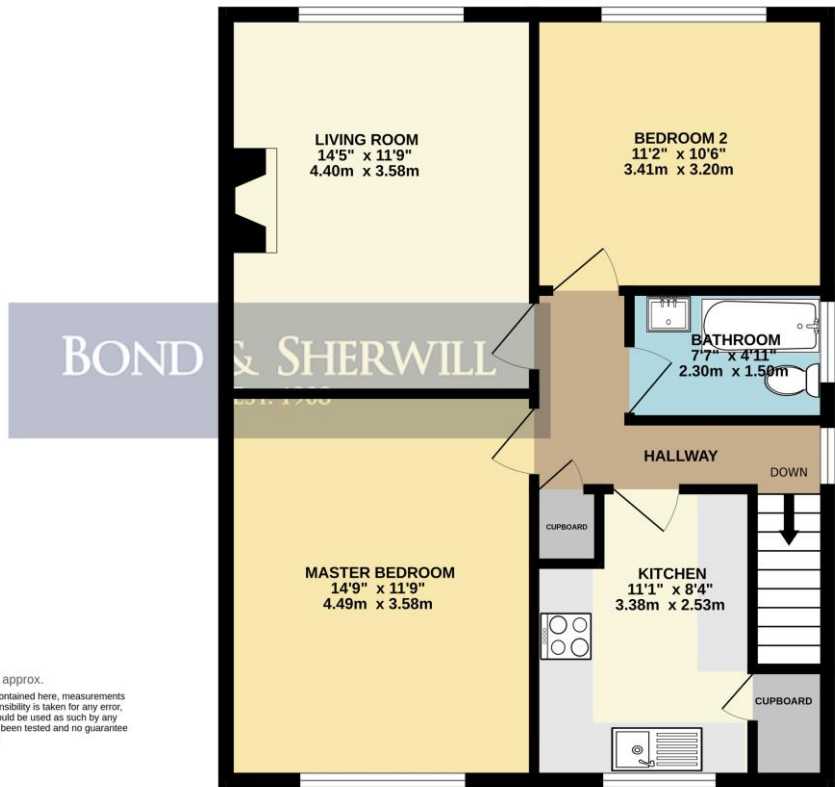
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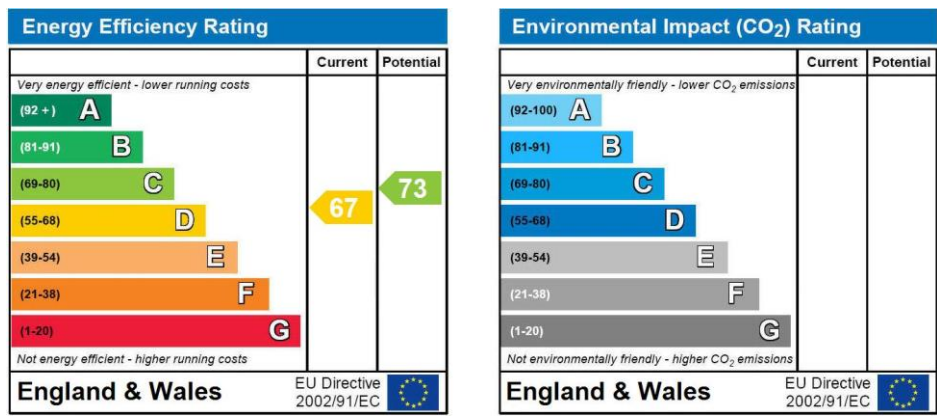
GROUND FLOOR  
8 sq.ft. (0.7 sq.m.) approx.

FIRST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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.  
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### Energy Performance Certificate



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