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4 Riders Way, Godstone, Surrey RH9 8BX

A well presented three bedroom semi detached house located on an enviable position at the foot of Riders Way, RH9. Call us now, we are ****Open 8 am – 8 pm 7 Days a Week****



£575,000 Freehold

PROPERTY DESCRIPTION

A well presented three bedroom semi detached house located on an enviable position at the foot of Riders Way, RH9. This family home benefits from three first floor bedrooms including two doubles, two bathrooms, a fitted kitchen, two reception rooms and a pleasant rear garden. At the rear of the garden stands an 19th century carriage house which has separate vehicle access. The property lies a stone's throw from Bay Pond Nature Reserve, perfect for dog walking or any other outdoor pursuits. Call us now, we are *Open 8 am – 8 pm 7 Days a Week*

FEATURES

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- LARGE OUTBUILDING/GARAGE
- FRONT & REAR GARDEN
- FREEHOLD



ROOM DESCRIPTIONS

SITUATION

The property is located at the foot of Riders Way, excellently located allowing direct access to Bay Pond Nature Reserve. Riders Way is also within strolling distance to the historic village of Godstone with its village green and village pond, a selection of pubs and restaurants plus a local shop. The larger towns of Oxted, Caterham, and Redhill provide more comprehensive shopping facilities. The motorway network can be accessed nearby at junction 6 of the M25; approximately a five-minute drive away. Gatwick Airport lies a thirty minute drive away. The rail network can be accessed from Oxted, Redhill & Caterham all with mainline stations providing direct services to Central London. Godstone station is a short drive away providing direct services to the coast and along to Tonbridge.

HALLWAY

Entered through the glass paneled front door and through the porch with double glazed, composite front door with frosted glass paneling, oak flooring, storage cupboard, access to the dining room, shower room and living room. The first floor is also accessed here via a carpeted staircase.

SHOWER ROOM

Handy downstairs shower room with wood effect flooring, a shower cubicle, a W/C, hand basin with vanity unit below, two front facing windows, heated towel rail and an extractor fan.

DINING ROOM

3.86m x 3.35m (12' 8" x 11' 0") The dining room with carpeted flooring, a radiator, an understair cupboard, a large rear facing double glazed window and double glazed door leading to the rear garden.

KITCHEN/BREAKFAST ROOM

5.44m x 2.69m (17' 10" x 8' 10") The kitchen/breakfast room with Amtico flooring, solid wood worktops, a four ring gas hob, space for under counter white goods, space for a free standing fridge/freezer, an electric cooker, two large rear facing double glazed windows, tiled splashbacks, a radiator and coving to the ceiling.

LIVING ROOM

4.42m x 3.96m (14' 6" x 13' 0") A bright room with carpeted flooring, two radiators, an open fireplace with granite hearth and a large front facing double glazed window with far reaching views across Bay Ponds.

BEDROOM ONE

3.38m x 3.38m (11' 1" x 11' 1") Primary double room with carpeted flooring, an integral wardrobe, a large front facing double glazed window providing long reaching views over the nature reserve, coving to the ceiling and a radiator.

BEDROOM TWO

3.35m x 2.74m (11' 0" x 9' 0") Double room with carpeted flooring, an integral wardrobe, large rear facing double glazed window and a radiator.

FAMILY BATHROOM

Family bathroom with an encased bathtub, W/C, a hand basin, tiled splashbacks, a frosted double glazed window and a radiator.

BEDROOM THREE

2.79m x 1.96m (9' 2" x 6' 5") Third bedroom with a side facing double glazed window, a radiator and carpeted flooring.


WORKSHOP/GARAGE

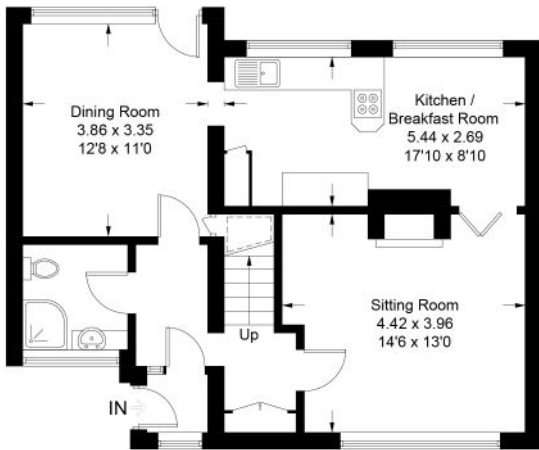
8.71m x 5.03m (28' 7" x 16' 6") A tremendous addition which has a variety of uses. The building is accessed from the garden via a glass paneled door



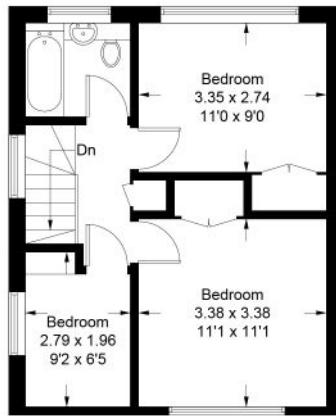
FLOORPLAN & EPC

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
 Outbuilding = 43.9 sq m / 472 sq ft
 Total = 142.6 sq m / 1534 sq ft

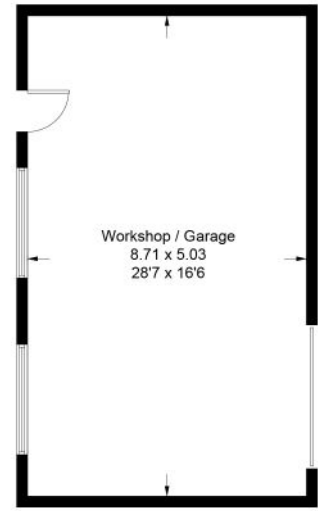
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1049282)
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	