

M | V

MARRIOTT VERNON

ESTATE AGENTS



24 Clayton Mead, Godstone, RH9 8NX

Asking price £425,000

M | V  
MARRIOTT VERNON

2 1 1 C



# 24 Clayton Mead Godstone, RH9 8NX

Asking price £425,000

Marriott Vernon welcome this well presented modern two bedroom end of terrace house, ideally situated in the charming village of Godstone, boasting off street parking for two cars and a delightful private garden to the rear. Well appointed throughout, this beautiful home provides the perfect balance between style and convenience, with bright and spacious accommodation complimented by modern interiors and neutral finish. Features include a bright reception room, separate fitted kitchen, bonus conservatory/laundry room, stylish upstairs bathroom, gas central heating and double glazing.

Accommodation comprises entrance porch and lobby area, leading into the front aspect reception room with ample space for relaxing and entertaining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces, incorporating inset sink unit, induction hob with overhead extractor and electric oven, and further space for appliances. A rear conservatory/laundry room provides flexible additional space. To the first floor, there are two well proportioned bedrooms – each with inbuilt wardrobe - plus a family bathroom with modern three piece bath suite.

The property is located within a short distance of a selection of local village amenities, as well as attractive open spaces and Godstone's village pond. Godstone station provides convenient services into London, and the area is well connected by road with Junction 6 of the M25 just moments away. The area is also well served by excellent local schools.

Viewings are highly recommended.



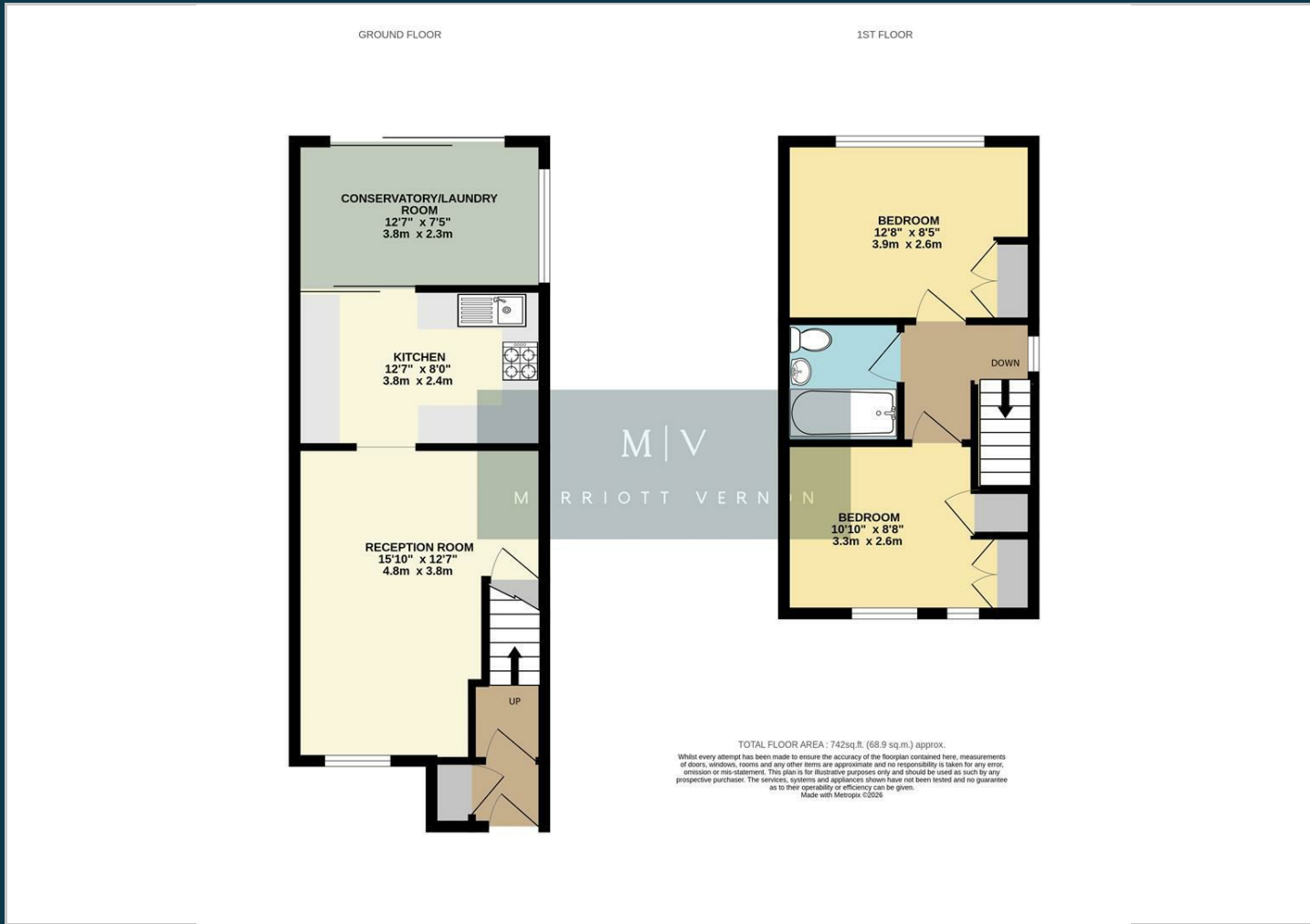




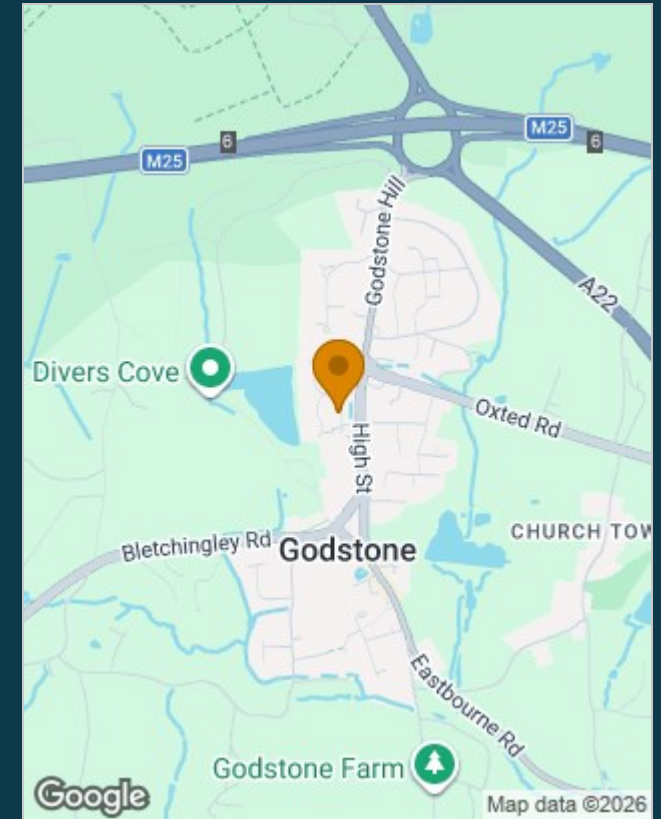
M|V

MARRIOTT VERNON

## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.