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MONOCHROME | HOMES

Guide price £290,000

Lindley Road, Godstone, RH9 8AS

# Property Summary

## OVERVIEW

Exclusively with Monochrome Homes — a beautifully presented apartment in the heart of Godstone Village, offering a contemporary feel, two bedrooms, and a delightful garden. An ideal opportunity for first-time buyers, downsizers, or investors alike.

### Accommodation

This first-floor apartment is accessed via a communal entrance and stairs, opening into a spacious hallway with plenty of storage and access to all rooms. The main bedroom is elegantly decorated, featuring built-in mirrored wardrobes with subtle lighting, while the second bedroom is a generous double overlooking the garden.

The living room offers ample space for both seating and dining, with a separate, well-equipped kitchen including integrated appliances. The modern bathroom has been recently updated with a stylish white suite, rainfall shower, and contemporary finishes.

To the rear, the property boasts a beautifully landscaped garden with lawn and decking — perfect for relaxing or entertaining.

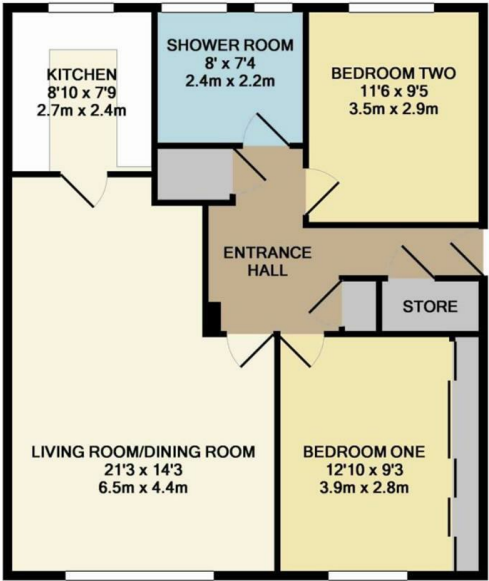
### Location

Conveniently located, Godstone is approximately half a mile south of Junction 6 of the M25, ensuring quick access to major road networks. The village is served by Godstone railway station in the hamlet of South Godstone, offering train services to Redhill and Tonbridge, making commuting to London feasible. Additionally, local bus services connect Godstone to neighbouring towns such as Oxted, Caterham, and Redhill, as well as to Gatwick Airport, enhancing connectivity for both work and leisure travel.

Residents of Lindley Road benefit from proximity to a range of local amenities, including shops, schools, and recreational facilities. The village boasts a selection of traditional pubs, such as The Bell Inn and The Hare and Hounds, offering welcoming atmospheres for social gatherings. For dining and shopping, Godstone Farm and Playbarn provides family-friendly attractions, while Godstone Emporium offers a variety of unique retail experiences.?

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                 |         |                                                | (92 plus) A                                                     |         |                         |
| (81-91) B                                   |         |                                                | (81-91) B                                                       |         |                         |
| (69-80) C                                   |         |                                                | (69-80) C                                                       |         |                         |
| (55-68) D                                   |         |                                                | (55-68) D                                                       |         |                         |
| (39-54) E                                   |         |                                                | (39-54) E                                                       |         |                         |
| (21-38) F                                   |         |                                                | (21-38) F                                                       |         |                         |
| (1-20) G                                    |         |                                                | (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |         | EU Directive 2002/91/EC |

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