



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

Ockleys Mead,  
Godstone, Surrey, RH9

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern open plan kitchen/diner with by-fold doors to the garden
- Large garden with decked area backing onto fields
- Downstairs office which could be used as a forth bedroom
- Parking to the front offered first come, first served
- Large boarded loft

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen/Dining Area: 18'4 x 16'5 (5.59m x 5.01m)  
 Lounge Area: 16'8 x 12'11 (5.08m x 3.94m)  
 Bedroom/Office: 12'8 x 8'8 (3.86m x 2.64m)  
 Cloakroom

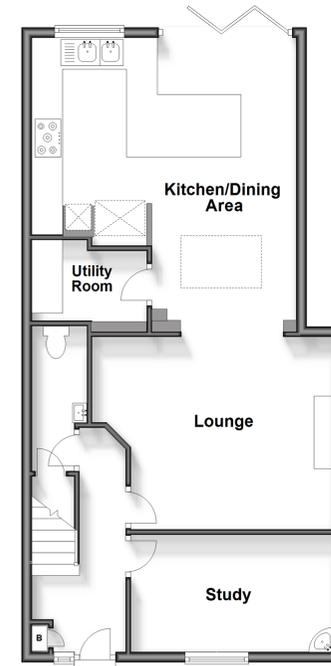
### FIRST FLOOR

Bedroom 1: 11'2 x 11'1 (3.41m x 3.38m)  
 Bedroom 2: 13'1 x 8'9 (3.99m x 2.67m)  
 Bedroom 3: 8'2 x 7'9 (2.49m x 2.36m)  
 Bathroom: 7'8 x 5'9 (2.34m x 1.75m)

### OUTSIDE

Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 64.8 sq. metres (697.8 sq. feet)



**First Floor**  
 Approx. 40.2 sq. metres (432.4 sq. feet)



**Call Caterham - 01883 331000 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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