



**Guide Price**  
**£925,000**

**Freehold**

5x  3x  3x 

**Greenwell Close,  
Godstone, Surrey, RH9**

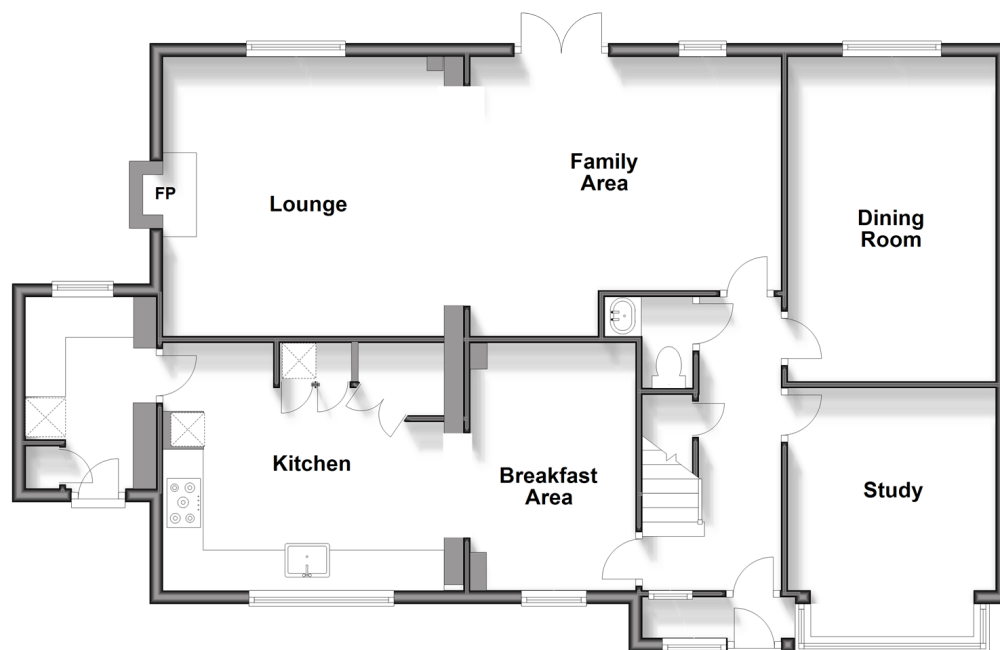
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

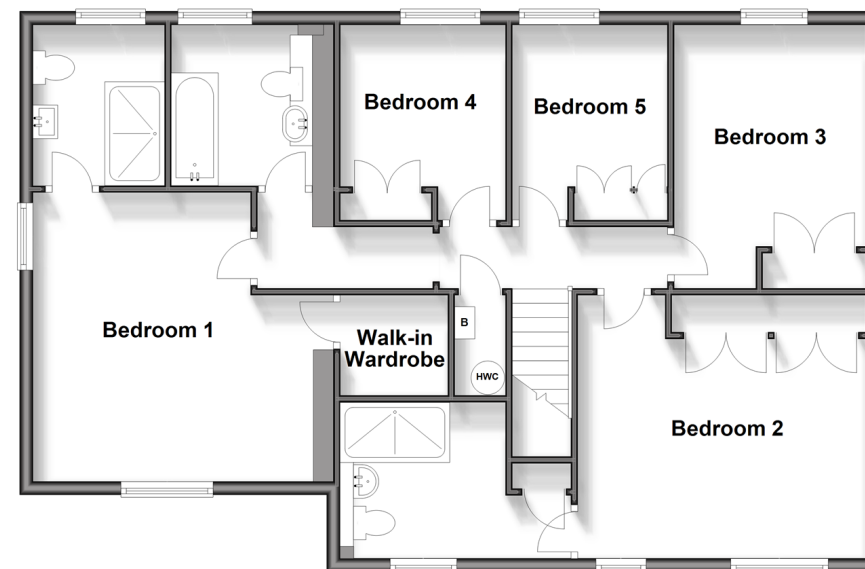
## Ground Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



## First Floor

Approx. 94.4 sq. metres (1016.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Breakfast Area: 11'9 x 8'1 (3.58m x 2.47m)

Kitchen: 13'9 x 11'9 (4.19m x 3.58m)

Utility Room: 9'6 x 5'3 (2.90m x 1.60m)

Study: 12'3 x 10'3 (3.74m x 3.13m)

Dining Room: 15'9 x 10'3 (4.80m x 3.13m)

Lounge/Family Area: 30'0 x 13'6 (9.15m x 4.12m)

### FIRST FLOOR

Hallway

Bedroom 1: 14'9 x 13'9 (4.50m x 4.19m)

En Suite

Walk in Wardrobe

Bedroom 2: 14'3 x 13'0 (4.35m x 3.97m)

En Suite

Bedroom 3: 12'9 x 9'6 (3.89m x 2.90m)

Bedroom 4: 9'9 x 8'3 (2.97m x 2.52m)

Bedroom 5: 9'9 x 7'9 (2.97m x 2.36m)

Bathroom

### OUTSIDE

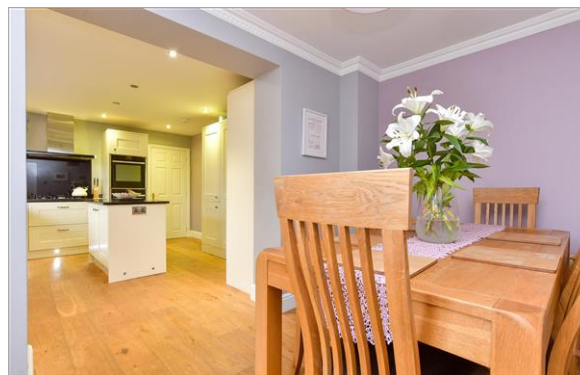
Double garage

Driveway

Rear Garden

Front Garden





## Main features

- Double garage and driveway for multiple cars
- Downstairs study could be used as a bedroom
- Large kitchen/breakfast room leading onto the utility room
- Landscaped garden with large patio
- Within easy reach of the M25 & local shops



### Nearest Schools

Primary Schools: Godstone Village School 0.4 miles, St John's CofE Aided Primary 1.4 miles, St Catherine's Primary 1.4 miles

Secondary Schools: Caterham School 1.5 miles,



### Transport Information

Train Stations: Caterham 2.0 miles, Godstone 2.4 miles, Woldingham 2.7 miles, Oxted Train Station 3.5 miles



### Address

Greenwell Close, Godstone, Surrey, RH9



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Caterham Branch 01883 331000 ■ [cubittandwest.co.uk](https://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.



24407777/20240420/JE/LP