



## Bletchingley Road, Merstham

**Offers In Excess Of: £400,000** Freehold

A three bedroom Victorian style semi detached house with two reception rooms, fitted kitchen, family bathroom, converted loft with bedroom and shower room, landscaped rear garden. The property is within walking distance to Merstham Village with local amenities and mainline railway station providing commuter links to London, Gatwick and the South coast. Bus routes serve Redhill town centre which offers more comprehensive shops, pubs and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.



## **Bletchingley Road, Merstham**

### **WOODEN FRONT DOOR**

Leading through to:

### **ENTRANCE HALL**

Down-lighter, space for coats, glazed door to:

### **SITTING ROOM**

*3.66m (12' 0") x 3.05m (10' 0")*

Front aspect sash windows, coved ceiling, feature fireplace, wood floor, power points, wall mounted lights, radiator, stairs leading to first floor landing, thermostat for central heating, door to:

### **DINING ROOM**

*4.11m (13' 6") x 3.05m (10' 0")*

Rear aspect French doors giving access to patio and rear garden, continuation of wood floor, down-lighters, coved ceiling, understairs storage, radiator.

### **KITCHEN**

*3.45m (11' 4") x 2.11m (6' 11")*

Rear aspect and side aspect windows, a range of wall mounted and base level units, coved ceiling, roll top work surface, stainless steel sink with mixer tap, double radiator, power points, down-lighters, integrated electric oven and 5 ring gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine,

### **STAIRS LEADING TO FIRST FLOOR LANDING**

Door to:

### **BEDROOM 1**

*4.11m (13' 6") x 3.68m (12' 1")*

Front aspect sash window, double radiator, coved ceiling, power points.

### **BEDROOM 2**

*3.07m (10' 1") x 2.97m (9' 9")*

Rear aspect window, radiator, power point, door to cupboard.

### **FAMILY BATHROOM**

A white four piece suite comprising low level w.c., bidet, pedestal wash hand basin, mosaic tiled panel enclosed bath with mixer tap and shower attachment, mosaic style flooring, mosaic style tiled wall, heated ceiling, coved ceiling, down-lighters, cupboard housing water tank and control panel for central heating and hot water.

### **STAIRS LEADING TO SECOND FLOOR LANDING**

Side aspect window, door to:

### **BEDROOM 3**

*5.46m (17' 11") x 4.11m (13' 6")*

Front aspect sky-light window, radiator, power points, walk-in dressing area, cupboard housing boiler, eaves storage.

### **SHOWER ROOM**

A white three piece suite comprising vanity unit with wash hand basin and chrome style mixer tap, low level w.c., shower cubicle, tiled walls, tiled floor, heated towel rail, extractor fan, rear aspect window.

### **OUTSIDE**

#### **REAR GARDEN**

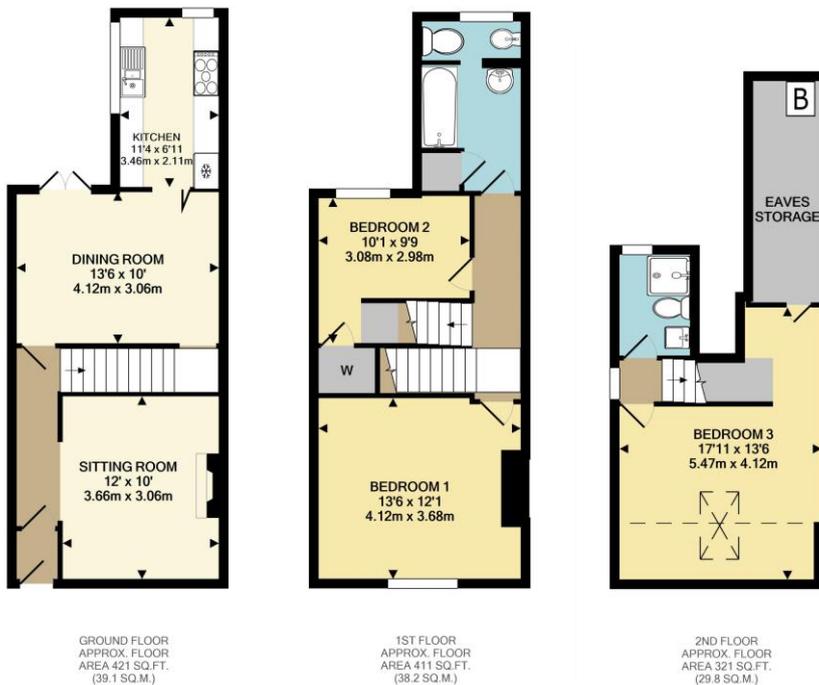
Area of patio, side access, panel fencing, lawn, decked area, timber built shed, mature shrubs and flower borders, outside lighting.

#### **FRONT GARDEN**

Picket fence, pathway leading to front door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)  
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