



4 Bletchingley Close, Merstham, RH1 3PL
Offers In Excess Of £425,000

A three bedroom property offered to the market with open-plan kitchen/living area, downstairs shower room, family bathroom, front and rear gardens and benefiting from cul-de-sac parking. Vendor suited. The property is situated in a cul-de-sac location being within walking distance to Merstham mainline railway station providing good commuter links to London, Gatwick and the South Coast. The area offers a choice of schools for children of all age groups and bus services run to nearby Redhill town centre which offers more comprehensive facilities including local weekly market and a good choice of shops, pubs and restaurants. Access to the motorway (both M23 & M25) is at Junction 7 (Merstham Interchange) with easy connections to London and Gatwick and Heathrow airports.

DOUBLE GLAZED FRONT DOOR

Giving access to:

ENTRANCE PORCH

Front aspect Upvc obscured double glazed window, side aspect Upvc obscured double glazed window, internal Upvc door with front aspect obscured double glazed window leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor landing, cupboard housing fuse board, down-lighters, door to:

SITTING ROOM 13'9 x 12'0 (4.19m x 3.66m)

Front aspect Upvc double glazed window overlooking front garden, radiator, power points, down-lighters, TV aerial point, thermostat for central heating, door to:

DOWNSTAIRS SHOWER ROOM

A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle with separate shower, tiled walls, tiled floor, down-lighter, extractor, wall mounted mirror.

KITCHEN 15'3 x 7'9 (4.65m x 2.36m)

Rear aspect Upvc double glazed patio door with obscured window giving access to patio and rear garden, rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, square edge work surface, one and a half bowl sink with chrome style mixer tap, integrated electric oven with four ring gas hob and extractor above, space and plumbing for washer/dryer, space and plumbing for dishwasher, space for fridge/freezer, space for microwave, cupboard housing boiler, tiled walls, power points with USB points, down-lighters.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, door to:

FAMILY BATHROOM

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with Victorian style mixer tap and shower attachment, radiator, down-lighters, shaver point, wall mounted medicine cabinet, rear aspect obscured Upvc double glazed window, extractor.

MAIN BEDROOM 13'0 x 9'8 (3.96m x 2.95m)

Front aspect Upvc double glazed windows overlooking parkland, radiator, power points, down-lighters.

BEDROOM 2 9'8 x 8'6 (2.95m x 2.59m)

Rear aspect Upvc double glazed window, radiator, down-lighters, power points.

BEDROOM 3 9'11 x 7'5 (3.02m x 2.26m)

Front aspect Upvc double glazed window, radiator, power points, fitted cupboard with hanging rail and shelving.

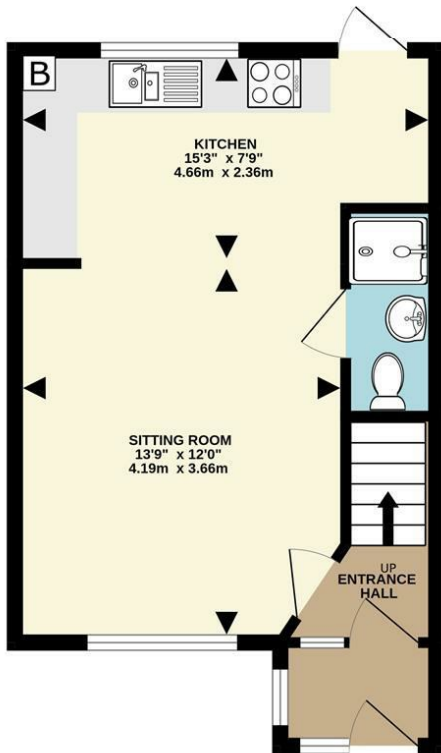
OUTSIDE

REAR GARDEN

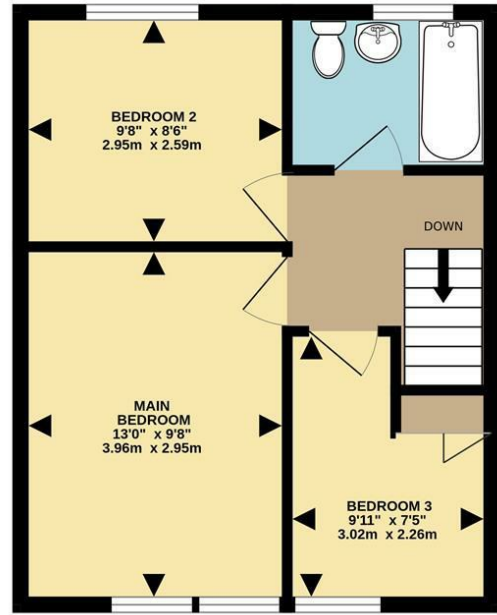
Mainly laid to lawn with mature shrubs, stone paved patio, timber built shed, close board panelled fencing, side access, outside lighting, outside water tap.

COUNCIL TAX BAND C

Floor Plan



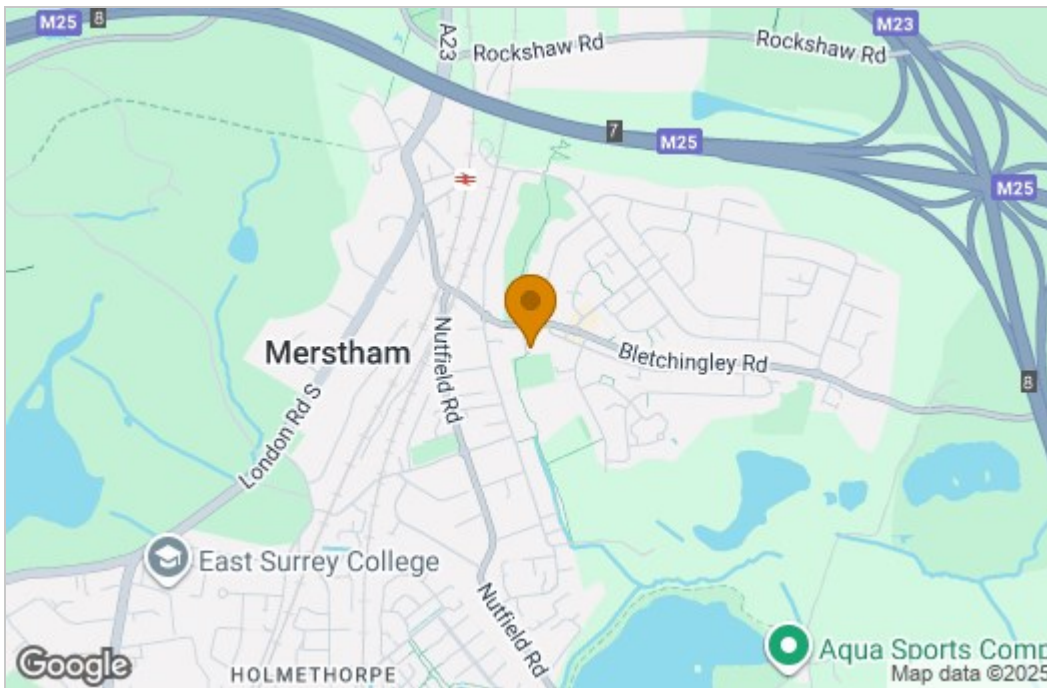
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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