



15 Bletchingley Close, Merstham, RH1 3PL
Asking Price £500,000

A four bedroom property with accommodation set on three floors and offered to the market with 16' x 10' kitchen/breakfast room, 13' x 12' sitting room, 17' x 9' garden room/dining room, 17' x 16' main bedroom on top floor with en-suite shower room, family bathroom, off street parking for several vehicles and, level West facing rear garden. The area offers local schools, shops and amenities and Merstham Railway Station provides commuter links to London, Gatwick and the South coast. Further amenities can be found at nearby Redhill town centre with a more comprehensive choice of shops, bars and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.

ENTRANCE PORCH

Double glazed front door giving access to:

ENTRANCE HALL

Stairs to first floor landing, power points, wall mounted fuse board, coved ceiling, spot-lights, vertical modern radiator, door to:

SITTING ROOM 13'0 x 12'11 (3.96m x 3.94m)

Front aspect Upvc double glazed window, radiator, power points with USB points, dimmer switch, coved ceiling, TV aerial point.

KITCHEN/BREAKFAST ROOM 16'1 x 10'9

(4.90m x 3.28m)

Fitted with a range of wall mounted and base level units, roll top work surface, one and a half bowl sink with mixer tap, 5 ring Siemens integrated gas hob with Siemens extractor hood over, space for American style fridge/freezer, integrated electric oven, integrated dishwasher, breakfast bar, concealed lighting, power points with USB points, down-lighters, mosaic style tiled walls, rear aspect Upvc double glazed window, vertical modern radiator, dimmer switch, cupboard housing two year old combi-boiler, door giving access to:

GARDEN/DINING ROOM 17'1 x 9'11 (5.21m x 3.02m)

Rear aspect Upvc double glazed windows, rear aspect Upvc double glazed patio door giving access to patio and rear garden, radiator, power points with USB points.

UTILITY ROOM

Space and plumbing for washing machine, inset wash hand basin with chrome style mixer tap, tiled floor.

Stairs to FIRST FLOOR LANDING

Rear aspect Upvc double glazed window, stairs leading to second floor, power points, wood style Amtico flooring, door to:

BEDROOM 2 12'11 x 11'5 (3.94m x 3.48m)

Front aspect Upvc double glazed window, power points, USB points, radiator, wood style Amtico flooring, dimmer switch, fitted wardrobe.

BEDROOM 3 12'11 x 9'10 (3.94m x 3.00m)

Front aspect Upvc double glazed window, power points, USB points, radiator, continuation of wood style Amtico flooring, dimmer switch.,

BEDROOM 4 8'6 x 8'6 (2.59m x 2.59m)

Rear aspect Upvc double glazed window, radiator, fitted wardrobe with hanging rail and shelving, power points, USB points, continuation of wood style Amtico flooring, dimmer switch.

FAMILY BATHROOM

A white three piece suite comprising vanity unit with

inset wash hand basin and chrome style mixer tap, low level WC with concealed cistern, corner bath with mixer tap and shower attachment, separate electric shower over bath, rear aspect Upvc double glazed window, tiled floor, tiled walls, extractor fan, shaver point, chrome heated towel rail.

STAIRS LEADING TO SECOND FLOOR

Rear aspect Upvc double glazed window.

TOP FLOOR MAIN BEDROOM 17'2 x 16'1

(5.23m x 4.90m)

Rear aspect Upvc double glazed windows, modern radiator, wood flooring, front aspect sky-light windows, eaves storage, power points, USB points, dimmer switch.

EN-SUITE SHOWER ROOM

Comprising low level WC with concealed cistern, 'his' and 'hers' vanity unit with inset wash hand basin, chrome style mixer taps and mounted mirrors with demister pad, bidet, double width shower cubicle with Mira Digital shower, tiled walls, wood style flooring, rear aspect obscured Upvc double glazed window, tiled walls, heated towel rail, extractor fan and shaver point.

OUTSIDE

LANDSCAPED REAR GARDEN

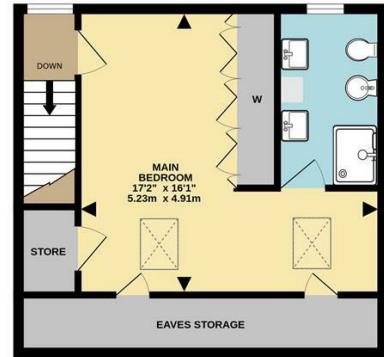
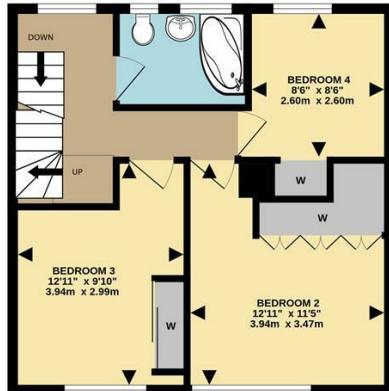
Stone paved patio, side access, outside water tap, timber built shed with power and light, West facing garden, outside power point, mains external garden lighting and feature lights.

FRONT GARDEN

Block paved driveway providing OFF STREET PARKING for several vehicles, mature shrubs and flower borders, hedgerow.

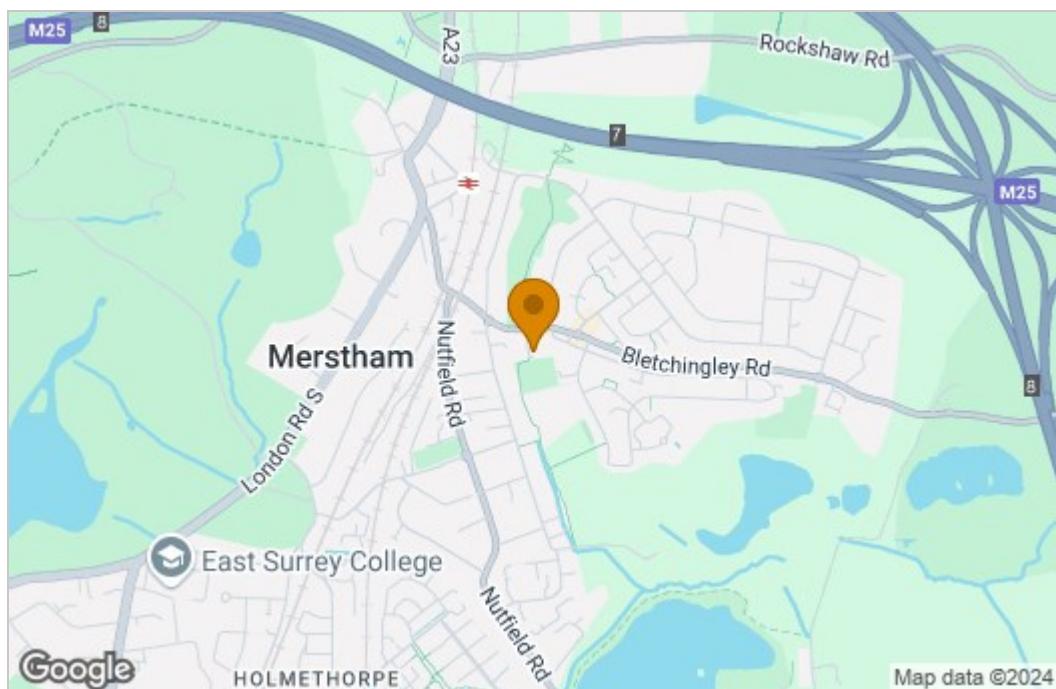
COUNCIL TAX BAND D

Floor Plan

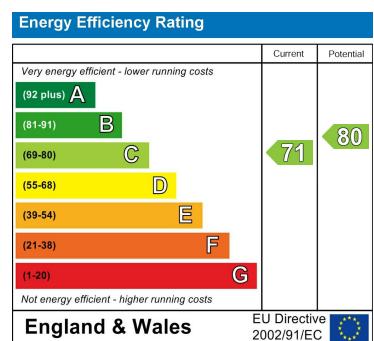


TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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