



**3 Bletchingley Close, Merstham, RH1 3PL**  
**Offers In Excess Of £390,000**

A three bedroom property offered to the market with no onward chain, 14' x 12' living room, fitted kitchen, 13' x 10' main bedroom, first floor bathroom and front and rear gardens. The property is within walking distance to Merstham amenities, shops, schools and mainline railway station which offers good commuter links to London, Gatwick and the South coast. Bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.

## **DOUBLE GLAZED ENTRANCE PORCH**

With sliding patio doors, double glazed front door leading to:

## **ENTRANCE HALL**

Stairs to first floor landing, fuse board, radiator with cover, smoke alarm, door to:

## **LIVING ROOM 14'6 x 12'3 (4.42m x 3.73m)**

Front aspect Upvc double glazed window, double panelled radiator, power points, door to:

## **KITCHEN 15'6 x 8'9 (4.72m x 2.67m)**

Comprising of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated electric oven and grill, space and plumbing for washing machine, space and plumbing for tumble dryer, wall mounted Valiant boiler, integrated four ring gas hob, extractor hood over, tiled walls, tiled floor, power points, rear aspect Upvc double glazed window overlooking rear garden, radiator, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, understairs cupboard.

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

Access to loft via hatch, fitted cupboard, door to:

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, panel enclosed bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, chrome heated towel rail, rear aspect obscured Upvc double glazed window.

## **MAIN BEDROOM 13'9 x 10'0 (4.19m x 3.05m)**

Front aspect Upvc double glazed window, radiator, power points, picture rail, fitted wardrobe.

## **BEDROOM 2 10'0 x 9'3 (3.05m x 2.82m)**

Rear aspect Upvc double glazed window, radiator, power points, picture rail.

## **BEDROOM 3 10'9 x 8'0 (3.28m x 2.44m)**

Front aspect Upvc double glazed window, radiator, power points.

## **OUTSIDE**

### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, area of patio, side passageway, timber built shed, fencing, outside water tap, side access, fitted cupboard for storage, outside lighting.

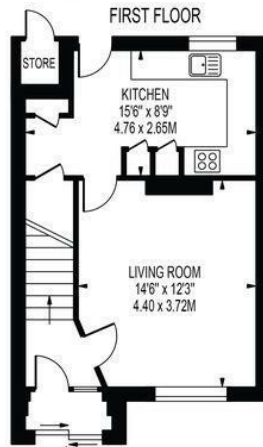
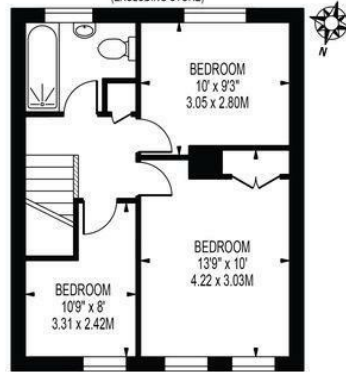
### **FRONT GARDEN**

Hardstanding, border with mature shrubs.

## **COUNCIL TAX BAND C**

# Floor Plan

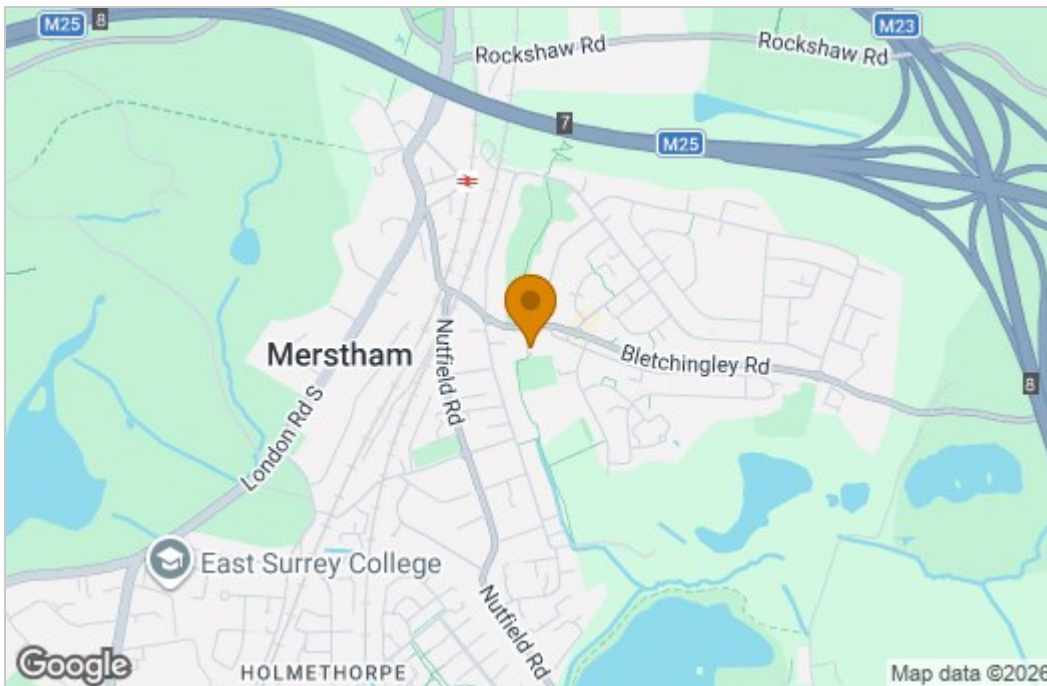
**BLETCHINGLEY CLOSE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 781 SQ FT - 72.56 SQ M  
 (EXCLUDING STORE)



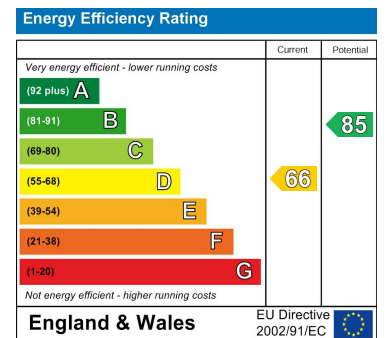
**GROUND FLOOR**  
 FOR ILLUSTRATION PURPOSES ONLY

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# Area Map



# Energy Efficiency Graph



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