



103 Bletchingley Road, Merstham, RH1 3QG
Guide Price £440,000

A three double bedroom semi detached property offered to the market with two reception rooms, fitted kitchen, downstairs cloakroom, family bathroom, front and rear gardens and off street parking. The area offers local shops, schools and Merstham mainline station which provides good commuter links to London, Gatwick and the South coast. Bus routes serve nearby 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 Horley Interchange Junction 7, providing good motorway links to London and the surrounding areas.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Side aspect Upvc double glazed window, stairs leading to first floor landing, radiator, cupboard housing fuse board and meter, understairs storage cupboard, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, side aspect obscured Upvc double glazed window, wall mounted medicine cabinet.

SITTING ROOM 15'0 x 10'1 (4.57m x 3.07m)

Front aspect Upvc double glazed windows, double panelled radiator, coved ceiling, power points, archway leading to:

DINING ROOM 10'7 x 9'4 (3.23m x 2.84m)

Rear aspect Upvc double glazed sliding patio doors giving access to patio and rear garden, double panelled radiator, coved ceiling, power points.

KITCHEN 10'6 x 9'2 (3.20m x 2.79m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, rear aspect Upvc double glazed window, tiled walls, radiator, recessed area for fridge/freezer, space for microwave, space for cooker, space and plumbing for dishwasher, space for tumble dryer and space for additional freezer, further storage cupboard, power points.

REAR LOBBY

Housing boiler, space and plumbing for washing machine, further radiator, power points, side aspect obscured double glazed door giving side access.

STAIRS TO FIRST FLOOR LANDING

Access to loft via hatch, side aspect Upvc double glazed window, two fitted cupboards with shelving, door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin, moulded bath with mixer tap and shower attachment, tiled walls, extractor fan, rear aspect Upvc obscured double glazed window, chrome heated towel rail.

MAIN BEDROOM 14'5 x 10'6 (4.39m x 3.20m)

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

BEDROOM 2 11'11 x 11'4 (3.63m x 3.45m)

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

BEDROOM 3 13'6 x 8'4 (4.11m x 2.54m)

Rear aspect Upvc double glazed windows overlooking rear garden, fitted cupboard with hanging rail and shelving, radiator, power points.

OUTSIDE

REAR GARDEN

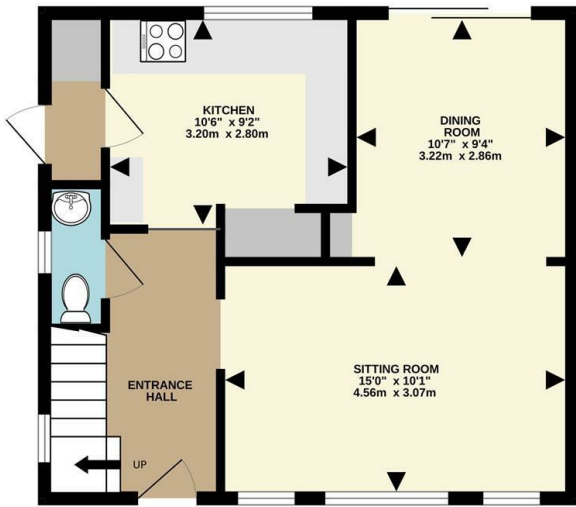
Mainly laid to lawn, timber built shed, patio, side access.

FRONT GARDEN

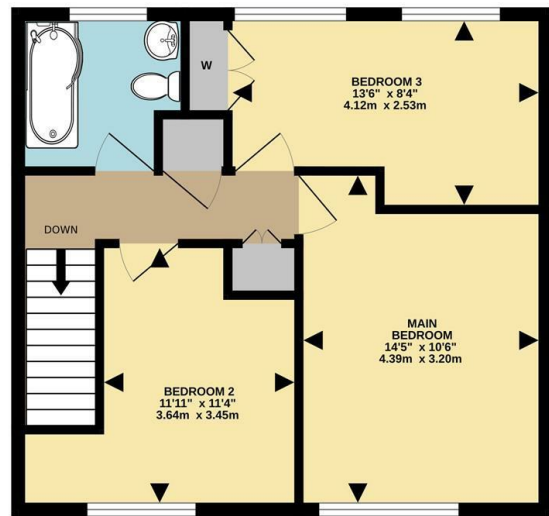
Pathway leading to front door, OFF STREET PARKING, lawned area, mature shrubs and flower borders.

COUNCIL TAX BAND D

Floor Plan



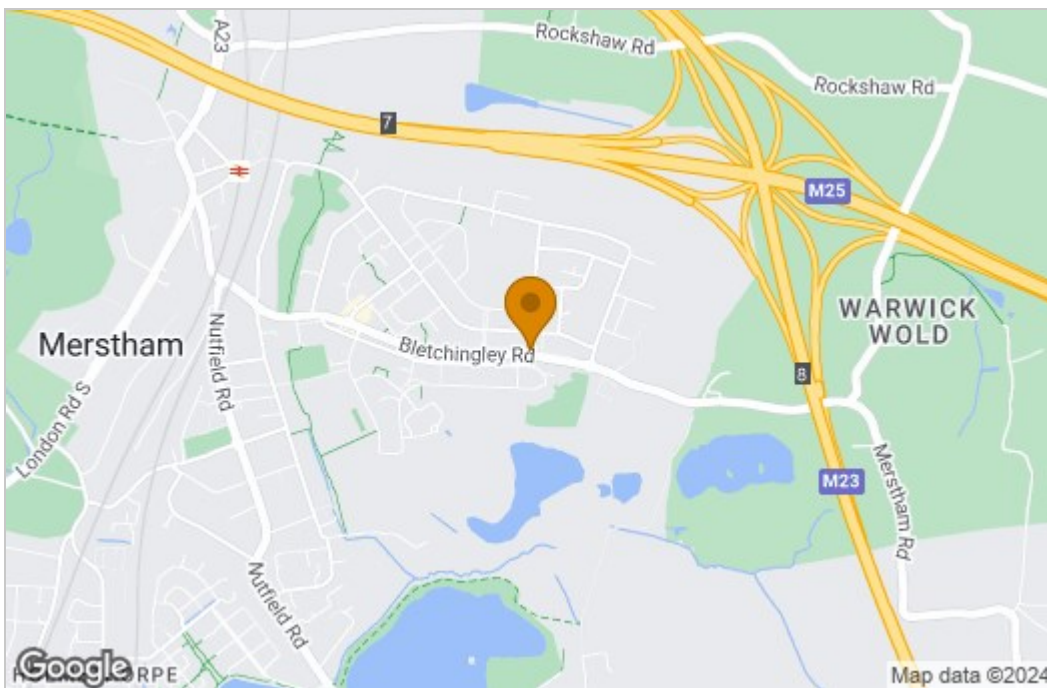
GROUND FLOOR



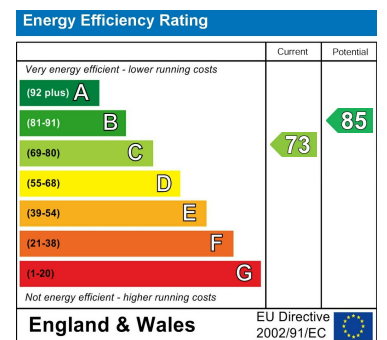
1ST FLOOR

TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.