



**Barfields, Bletchingley Redhill RH1 4RA**



welcome to

## Barfields, Bletchingley Redhill

Located in the village of Bletchingley you have the local shops, schools and the stunning scenery of the North Downs.

Redhill is also close by for a wide range of shopping, supermarkets, train station with trains to central London.

'The Light' development in Redhill has brought a six-screen premium cinema offering a wide choice of films and events, a nine-lane bowling alley, mini golf, adventure climbing, a retro arcade, a diner and bar.

Nutfield and Merstham train station also gives you access to central London. The M25 and M23 are located close by for links to Gatwick Airport and the coast. The ground floor comprises large entrance porch and hallway, through reception, w/c, spacious utility room, kitchen, access to the garage with electric up and over door..

The first floor benefits from large landing, three double bedrooms, the master bedroom having built-in wardrobes and family bathroom with separate w/c. To the front you have off street parking and access to the utility area which goes out onto the rear garden. The garden with well established fruit trees and vegetable plot has two patio areas and laid lawn so great for families to enjoy.

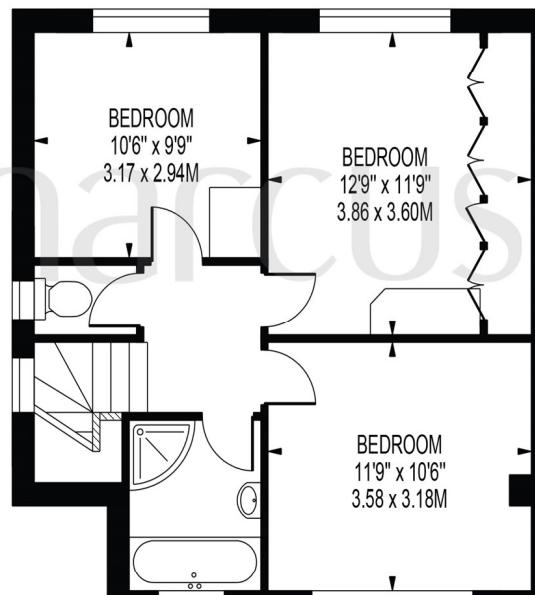
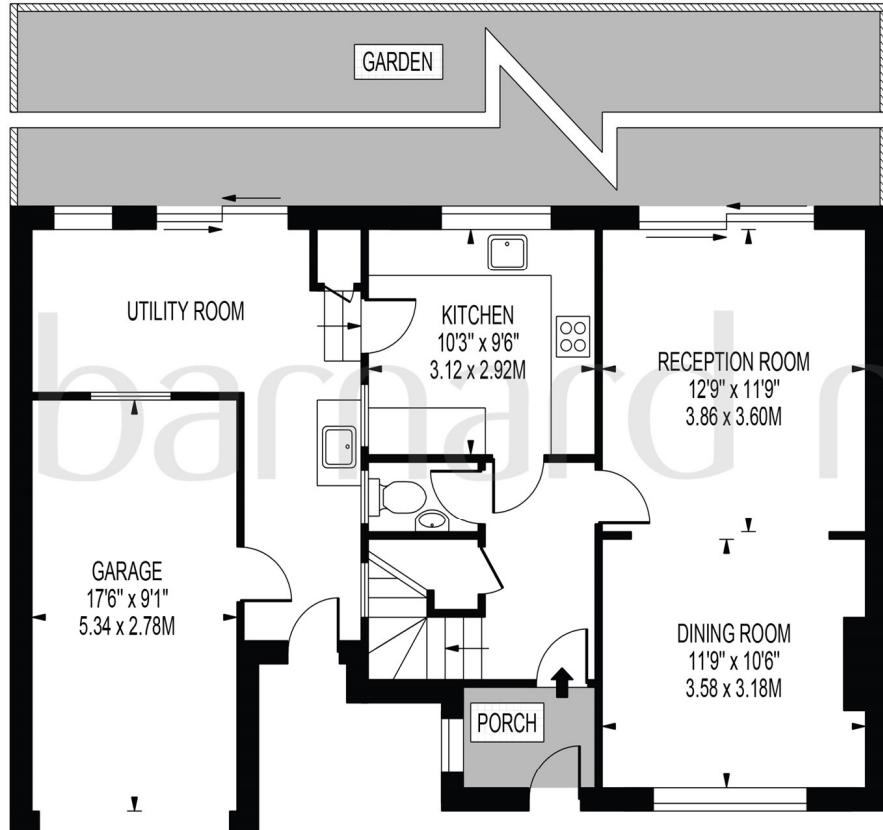


# BARFIELDS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1145 SQ FT - 106.38 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.85 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Awaiting Photograph

## Barfields, Betchingley Redhill

- No Chain
- Village location
- Three double bedrooms
- Garage
- Utility room

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

**£475,000**



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
RDH103538 - 0032

Please note the marker reflects the postcode not the actual property

 barnard marcus



**01737 769062**



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



**barnardmarcus.co.uk**