



Connells

Coneybury
Bletchingley



Enjoying far-reaching views across to the North Downs, this two double bedroom semi-detached home represents an excellent opportunity for buyers seeking a property with potential and the chance to truly make it their own. The house offers a versatile layout with generous proportions and plenty of natural light, as well as scope for extension and personalisation to taste.

On entering, the hallway leads into a welcoming through living and dining room, a bright and spacious dual-aspect space that serves as the heart of the home. French doors at the rear open directly onto the garden, creating a seamless connection between indoors and out. The separate fitted kitchen provides a practical workspace, though also offers an exciting opportunity for modernisation or reconfiguration to suit individual style and requirements.

The first floor is arranged with two well-proportioned double bedrooms. The main bedroom enjoys a recessed storage area, while the second bedroom is ideal for guests, children or home working. Both are served by a tiled family bathroom.

Outside, the garden provides a variety of spaces for relaxation and recreation. A paved patio terrace directly adjoins the house, offering a spot for dining and entertaining. Steps rise to a central lawn bordered by planting. At the far end of the garden, a timber summerhouse provides versatile additional space.

The frontage of the property is laid out with a lawned garden, while a driveway provides convenient off-road parking.



Ground Floor

Entrance Hallway

Living/Dining Room

19' 5" Max x 10' 11" (5.92m Max x 3.33m)

Kitchen

11' 1" x 7' 4" (3.38m x 2.24m)

First Floor

Landing

Bedroom One

14' 5" x 8' 8" (4.39m x 2.64m)

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

Outside

Rear Garden

Summerhouse

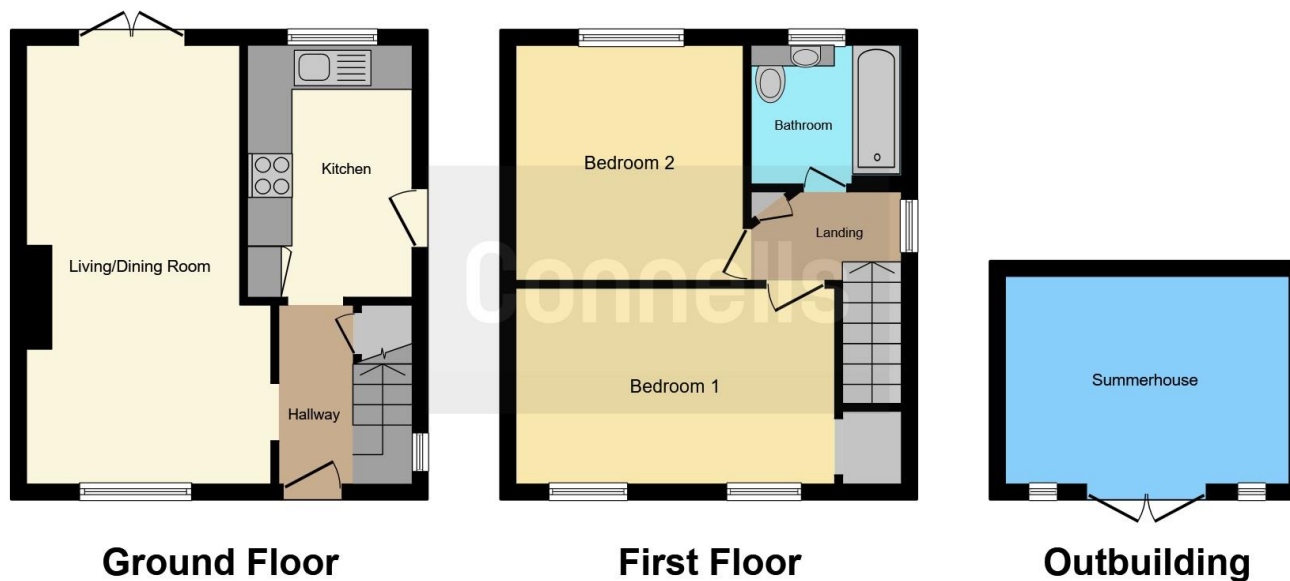
Driveway Parking

Front Garden









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43 Station Road
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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