



RAYNERS
TOWN & COUNTRY

40 CLERKS CROFT
BLETCHINGLEY, SURREY, RH1 4LH

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GUIDE PRICE £625,000

This charming three-bedroom home is offered to the market with no onward chain. Tucked away in a quiet cul-de-sac, the property is perfectly suited to families and those looking to downsize, offering both tranquility and convenience.

Inside, the home is rich in character, featuring exposed beams and brickwork alongside a range of beautiful details that create a warm and inviting atmosphere throughout. There is excellent potential for the new owner to put their own stamp on the property, with opportunities to redesign and add value over time. The accommodation includes a spacious family bathroom, an en suite to the principal bedroom, and the added benefit of a downstairs toilet, ensuring practicality for modern living. Ideally located, the property benefits from excellent transport connections, with Redhill Station, Gatwick Airport and the M25 all just a short drive away. It also falls within a highly regarded school catchment area, further enhancing its appeal for families.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: E

EPC Rating: C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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