



18 Clerks Croft, Bletchingley
Surrey

Guide Price **£700,000**



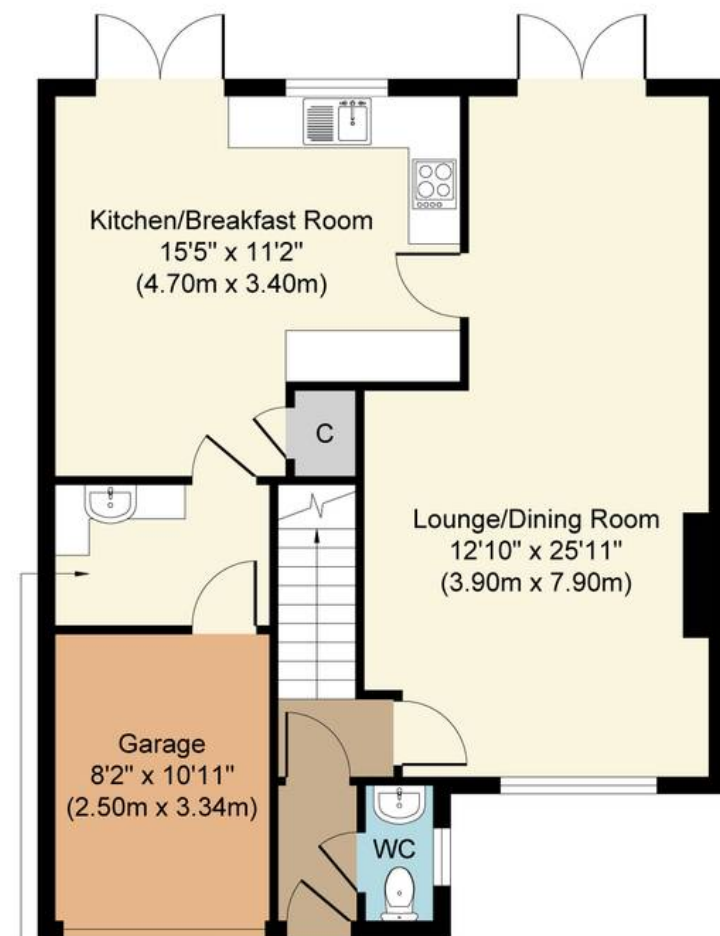
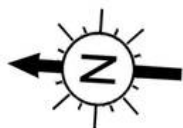
Located in the sought-after Clerks Croft development in Bletchingley, this beautifully presented semi-detached family home offers flexible accommodation, currently arranged as three bedrooms but originally designed as a four-bedroom property (the layout could easily be reinstated to its original configuration). Built in the mid-1980s, the home sits within a community renowned for its attractive properties and longstanding residents, many of whom have downsized from larger homes in the area. The property's spacious dual aspect lounge diner is perfect for both relaxing and entertaining, while the adjoining dining room features doors that open to a large stone patio, creating an inviting flow between living spaces. The L-shaped kitchen breakfast room is well-appointed and offers ample space for casual dining, with a separate utility room conveniently accessed from here (created by reducing the size of the integral garage, which still provides valuable storage for bikes and household items). A cloakroom WC completes the ground floor. Upstairs, the impressive master suite extends the full depth of the house, benefitting from dual aspect windows, a fully-fitted dressing area, and an en-suite shower room. This space was formerly two bedrooms and could be divided again to restore the original four-bedroom layout if required. Two further bedrooms are located on this floor, one of which is currently fitted out as a study, making it ideal for those working from home, along with a modern family bathroom. Off-road parking is available for one car, with additional visitor spaces situated within the development for convenience. The location is particularly appealing, being just moments from Bletchingley High Street, where residents can enjoy local amenities including two convenience stores, a tea room, and a welcoming pub (all within easy reach).

Council Tax band: F

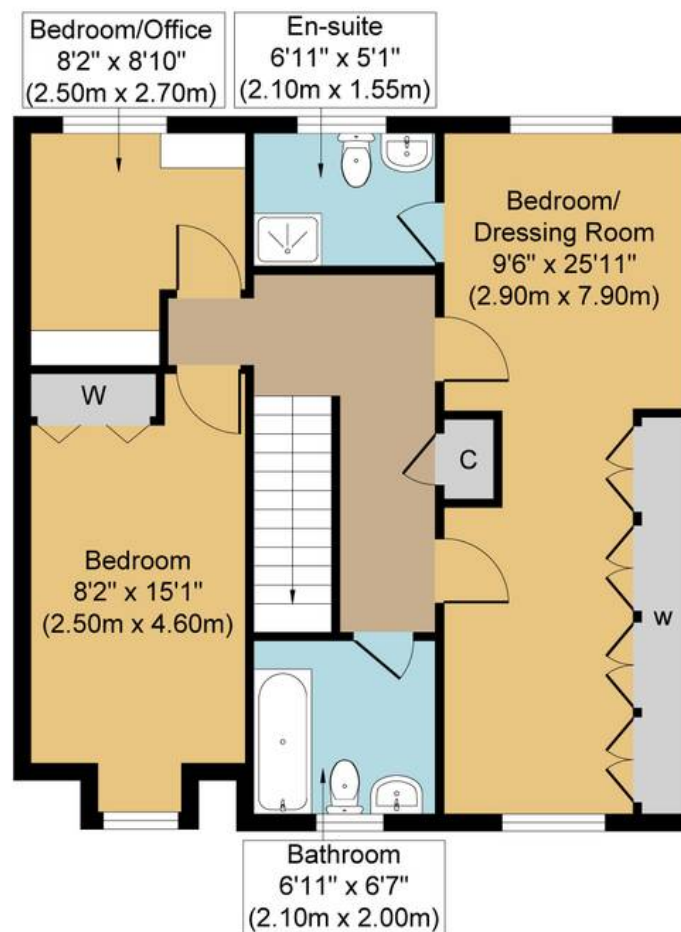
Tenure: Freehold







Ground Floor
Approximate Floor Area
730 sq. ft
(67.71 sq. m)



First Floor
Approximate Floor Area
629 sq. ft
(58.29 sq. m)



Clerks Croft, RH1

Approx. Gross Internal Floor Area 126.00 sq. ft / 1359 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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