P. A. Jones Property Solutions
Your path to the right home
Residential Sales & Lettings

The Property Ombudsman | The Property Ombudsman LETTINGS | naea | propertymark PROTECTED

01883 348035



BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





A TWO DOUBLE BEDROOM BUNGALOW WITH SECLUDED SOUTH-WEST REAR GARDENS
20' 10" x 13' 9" (6.37m x 4.19m) LIVING ROOM/LOUNGE* *OPEN PLAN KITCHEN/BREAKFAST ROOM 15' 9" x 13' 10" (4.82m x 4.22m) PLUS UTILITY ROOM* *BUILT IN WARDROBES TO BOTH BEDROOMS AND LARGE SHOWER ROOM* *DOUBLE GLAZED THROUGHOUT & GAS CENTRAL HEATING
MODERNISED AND TASTEFULLY DECORATED PLUS LANDSCAPED EASY MAINTENANCE GARDENS

AN IMMACULATELY PRESENTED AND FULLY MODERNISED Two Double Bedroom Bungalow located in a popular cul-de-sac on the outskirts of Bletchingley. The property has been extended to provide a large through living room/lounge and a bright and spacious rear facing kitchen/breakfast room. The kitchen is fitted with quality units full of NEFF built in appliances and granite worktops. There is a separate utility room and a large modern shower room. Outside there are landscaped and secluded Gardens and a Driveway with space for 1-2 vehicles.

A VIEWING IS HIGHLY RECOMMENDED, NO ONWARD PROPERTY CHAIN!

Tilgate Common, Bletchingley, Surrey RH1 4NP
Asking Price: 'Offers in Excess of' £600,000 Freehold

rightmove.co.uk | Zoopla Smarter property search | PrimeLocation.com | A member of OnTheMarket.com | The Property Ombudsman | naea | propertymark PROTECTED

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk



DIRECTIONS
From the High Street in Bletchingley proceed towards Redhill, continue along Castle Street and then turn right into Barfields, turn right again into Crescent Road and right again into Tilgate Common. The property is on the right hand side towards the end of the cul-de-sac.

LOCATION
Bletchingley is an Historic Village located along the A25 north of Redhill surrounded by Countryside with views towards the North Downs, approximately three miles south of Caterham. Within the village there are also several pubs and eateries, and Bletchingley Golf Club located in Church Lane.

Caterham and Redhill both have rail links into London and the M25 junction 6 is approximately two miles away with links to the M23 and Gatwick Airport.

A convenient and semi-rural location close to protected Countryside and amenities in Caterham and Redhill.

A GREAT VILLAGE LOCATION WITHIN EAST SURREY!

ENTRANCE HALLWAY
L-shaped entrance hallway double-glazed frosted window to side and a double-glazed panelled front door, 'Karndean' flooring throughout, spotlights to ceiling, access to the loft.

SHOWER ROOM *6' 9" x 7' 10" (2.07m x 2.41m)*
Two double-glazed frosted windows to the front, spotlights to ceiling, white modern suite comprising of a double-sized shower cubicle with a mixer shower fitment and shower rose above, wall-mounted wash hand basin and low flush W/C. Ladder style towel rail/radiator.

LIVING ROOM/LOUNGE
20' 10" x 13' 9" (6.37m x 4.19m)
A large living room/lounge with a double-glazed window to the rear aspect and double-glazed French style doors to the rear garden and patio. There is an attractive fireplace with an inset log burner, TV point and two double radiators.

OPEN PLAN KITCHEN/BREAKFAST ROOM
15' 9" x 13' 10" (4.82m x 4.22m)
KITCHEN AREA: A range of modern style wall and base units with under unit lighting and granite worktops, built in **NEFF**, double oven and grill with a slimline **NEFF** dishwasher and fridge/freezer. There is a four-ring **NEFF** induction hob with an extractor fan above. Inset spotlights to ceiling and 'Karndean' flooring.
BREAKFAST ROOM AREA: An impressive room with double-glazed windows to the side and a double-glazed floor to ceiling windows to the rear with double doors leading on to the rear patio. 'Karndean' flooring throughout, to one wall there are some base units for storage with a granite worktop. Inset spotlights to ceiling.

UTILITY ROOM *6' 0" x 7' 7" (1.84m x 2.31m)*
Double-glazed frosted door to the side aspect, wall and base units with granite worktops, single bowl stainless steel sink unit set within the worktops with a mixer tap. The washing machine and tumble dryer are to remain, there is a wall-mounted Worcester gas fired combination boiler within a storage cupboard, the boiler has been serviced annually. 'Karndean' flooring and inset spotlights to the ceiling.

BEDROOM ONE *9' 7" x 11' 9" (2.93m x 3.60m)*
Double-glazed windows to the front aspect, built-in mirror fronted double wardrobe with hanging and shelf space, double radiator.

BEDROOM TWO *9' 9" x 10' 0" (2.98m x 3.07m)*
Double glazed window to the front aspect, wall of quality built-in wardrobes with hanging and shelf space, double radiator.

FRONT GARDEN
The front garden is landscaped with a lawn area and surrounding flower beds, there is path and steps that lead up to the front door of the bungalow with lawns to either side.
DRIVEWAY: There is a driveway to the front of the property providing off-road parking for 1-2 vehicles.



PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

REAR GARDEN

A South-West facing rear garden with a brick blocked patio to the rear of the bungalow and secure side access.

A set of steps and path lead to a 'Wisteria Archway' and a further path with steps to the rear of the garden. To either side of this path there are raised flower beds with a display of established plants throughout.

At the rear of the garden there is also a timber-built shed and further seating area. The garden extends to approximately 100ft in length and offers a higher degree of seclusion and privacy.

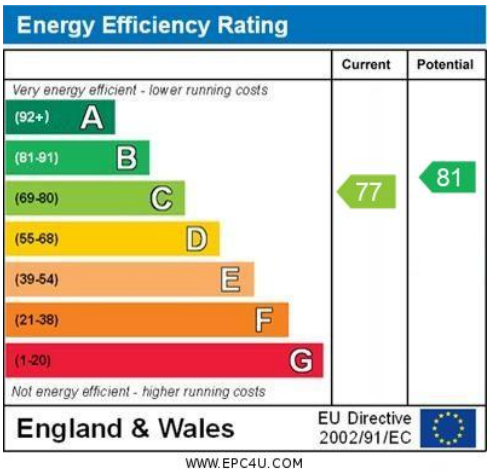
Near the patio area there is a double electric power point as well as hot and cold-water taps located on the side wall of the side access path.

COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027.

05/10/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)













FLOORPLAN


Wardrobes
Bedroom 2
2.98 x 3.07 m
9'9" x 10'0"
Living Room/Lounge
6.37 x 4.19 m
20'10" x 13'9"
Hallway
1.29 x 1.30 m
4'2" x 4'3"
Shower Room
2.07 x 2.41 m
6'9" x 7'10"
Hallway
4.82 x 0.97 m
15'9" x 3'2"
Hallway
1.03 x 1.66 m
3'4" x 5'5"
Wardrobe
Kitchen/Breakfast Room
4.82 x 4.22 m
15'9" x 13'10"
Bedroom 1
2.93 x 3.60 m
9'7" x 11'9"
Utility Room
1.84 x 2.31 m
6'0" x 7'7"
E
S
N
W
Approximate total area(1)
87.8 m²
944 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360





















DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk