



3 Anns Walk, Bletchingley
Redhill

Guide Price **£650,000**



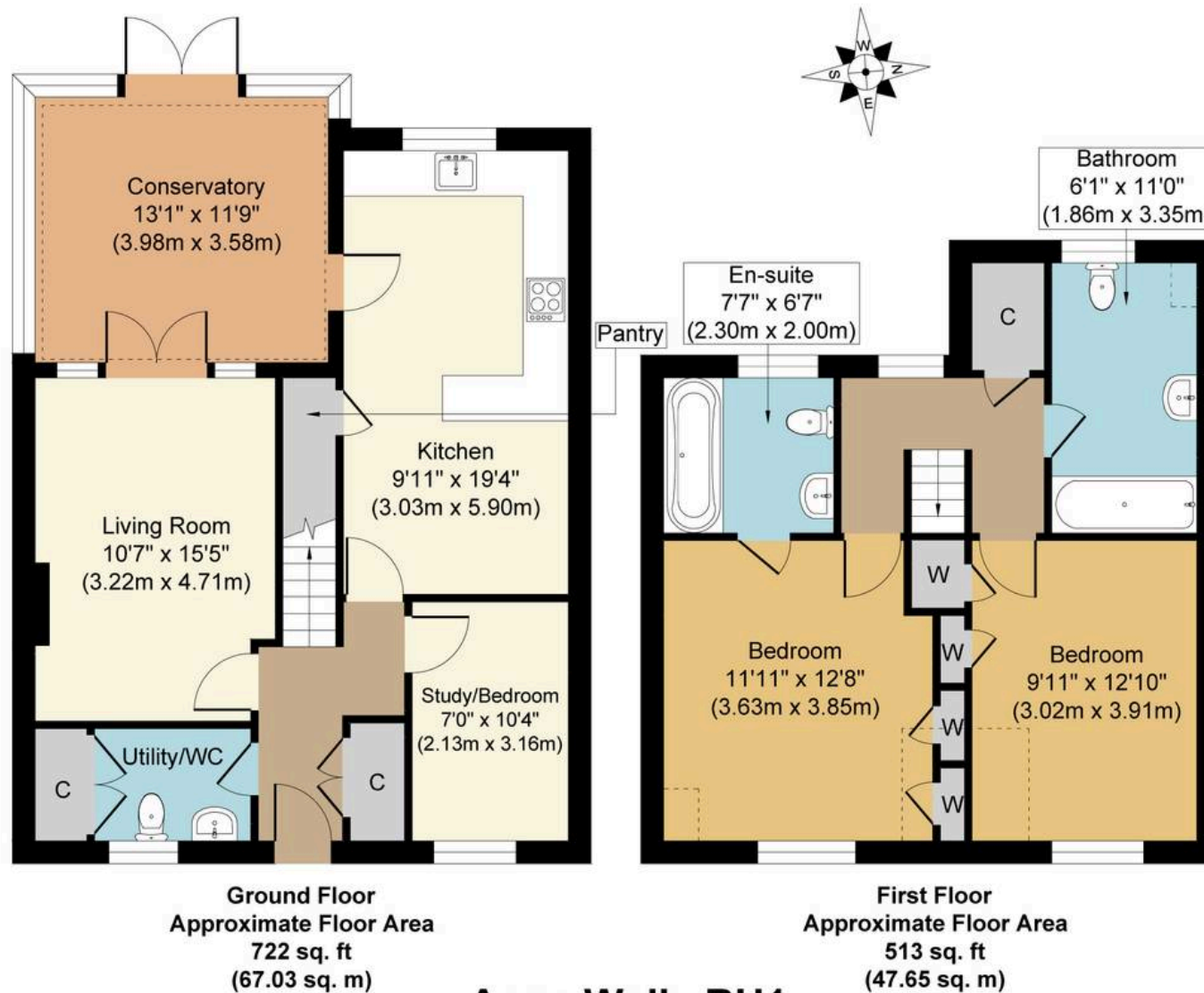
Nestled in the heart of Bletchingley Village, this beautiful three-bedroom semi-detached home is part of an exclusive development of just four properties, each constructed in a traditional style by a reputable local builder. Tile-hung exteriors pay homage to the surrounding historic homes and the conservation area of Bletchingley High Street, lending the property a timeless character. Upon entering, you are greeted by a spacious entrance hall that leads to a luxurious cloakroom with a utility area, creating a practical and welcoming first impression. The ground floor is thoughtfully designed, featuring a versatile third bedroom that can also serve as a study or home office, an impressive open plan kitchen and dining area that is ideal for modern family living. The lounge is a true highlight, boasting a feature stone fireplace and double doors that open into the conservatory, which seamlessly connects back to the kitchen, allowing for flexible entertaining and relaxation spaces. Upstairs, you will find two generous double bedrooms, including a principal suite with its own en-suite bathroom for added privacy and comfort, while the guest bedroom is served by a contemporary family bathroom. Residents benefit from private parking on a quiet road, ensuring both security and convenience. The home's location is exceptional, with Bletchingley Village offering a vibrant high street that includes the charming Lamingtons tearoom, three highly-rated pubs (The Bletchingley Arms, The Red Lion, and The Whyte Harte), a post office, and a convenience store, all within easy reach. Transport links are superb, with quick access to the M25 and M23 motorways, regular local bus services, and mainline railway stations in Merstham, Redhill, and Oxted providing direct routes to London in under 40 minutes. Gatwick Airport is just a 20-minute drive away, making this an ideal location for commuters and frequent travellers alike.

Council Tax band: E

Tenure: Freehold







Anns Walk, RH1
Approx. Gross Internal Floor Area 1235 sq. ft. (114.68 sq. m)



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.