



**7 The Old Yard Little Common Lane, Betchingley, RH1 4GW**  
**Asking Price £575,000**

A three bedroom semi-detached property located in an exclusive private and quiet development in the popular village and conservation area of Betchingley. Offered to the market with NO ONWARD CHAIN, off street parking for several vehicles, garage, 17' x 16' sitting/dining room, fitted kitchen, en-suite shower to main bedroom, family bathroom and gardens to front and rear. An award winning 'Chatsworth Homes' development built in 2002 to an extremely high specification. The historic village of Betchingley has a high street with tearoom, post office and convenience store. There is good access to the M25 and M23 motorways, whilst local railway stations at Merstham, Redhill and Oxted give access to London in less than 30 minutes and Gatwick Airport is within a 20 minute drive away.

## **ENTRANCE HALL**

Radiator, stairs to first floor landing, thermostat for heating, coats cupboard with hanging rail and shelving, fuse board.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, front aspect obscured double glazed window, inset wash hand basin, part tiled walls, downlighter, coved ceiling, radiator.

## **KITCHEN 10'1 x 9'2 (3.07m x 2.79m)**

Comprising a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, cupboard housing boiler, integrated electric oven and integrated four ring gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher, tiled floor, tiled walls, concealed lighting, coved ceiling, down-lighters, radiator, power points, telephone point, control panel for central heating and hot water.

## **SITTING/DINING ROOM 17'3 x 16'4 (5.26m x 4.98m)**

Double glazed French doors giving access to patio and rear garden, two radiators, understairs storage cupboard, wall mounted lights, coved ceiling, feature fireplace with stone hearth and exposed brick surround incorporating gas fuel burner, power points, rear aspect double glazed window overlooking rear garden.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, coved ceiling, power point, cupboard housing Megaflow pressurised water system with wooden shelving above, door to:

## **MAIN BEDROOM 13'3 x 11'3 (4.04m x 3.43m)**

Front aspect double glazed windows, radiator, power points, coved ceiling, double fitted wardrobes with hanging rail and shelving, door to:

## **EN-SUITE SHOWER ROOM**

Comprising low level WC, pedestal wash hand basin, shower cubicle with Aqualisa shower, tiled walls, front aspect obscured double glazed window, radiator, light with shaver point, coved ceiling, down-lighters, extractor.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment, radiator, tiled walls, extractor, wall mounted light, coved ceiling.

## **BEDROOM 2 10'4 x 9'9 (3.15m x 2.97m)**

Rear aspect double glazed window overlooking rear garden, fitted wardrobes, power points, radiator.

## **BEDROOM 3/STUDY 9'9 x 6'0 (2.97m x 1.83m)**

Rear aspect double glazed window overlooking rear garden, radiator, fitted wardrobe with hanging rail and shelving, power points, telephone point, coved ceiling.

## **OUTSIDE**

## **REAR GARDEN**

Area of stone patio with shingle, raised beds, mature shrubs and flower borders, laurel hedging, fencing, outside lighting. Courtesy door to:

## **GARAGE 16'8 x 8'6 (5.08m x 2.59m)**

Up and over door, power and light, storage area.

## **BLOCK PAVED DRIVEWAY**

Providing OFF STREET PARKING for several vehicles, outside lighting.

## **FRONT GARDEN**

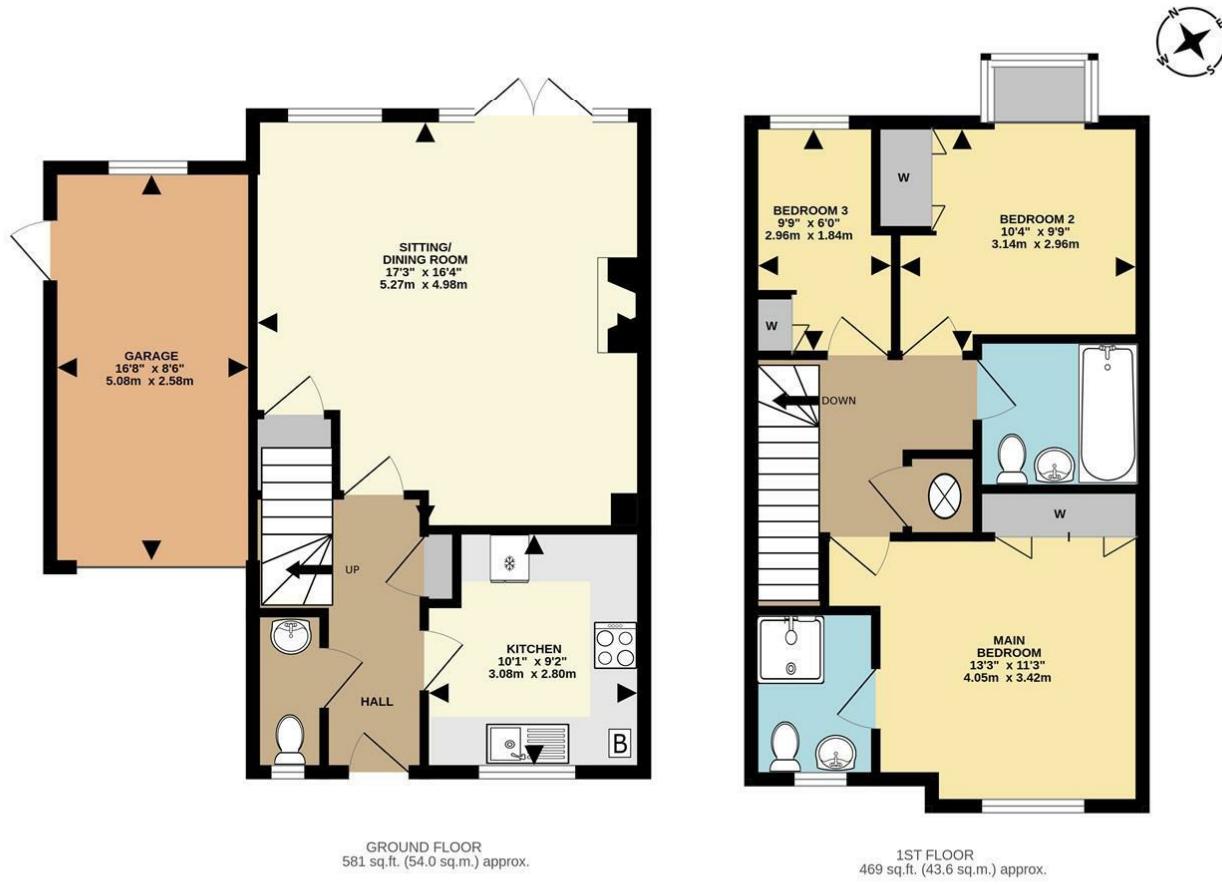
Shingle area, mature shrubs and flower borders, pathway leading to front door.

## **SERVICE CHARGE**

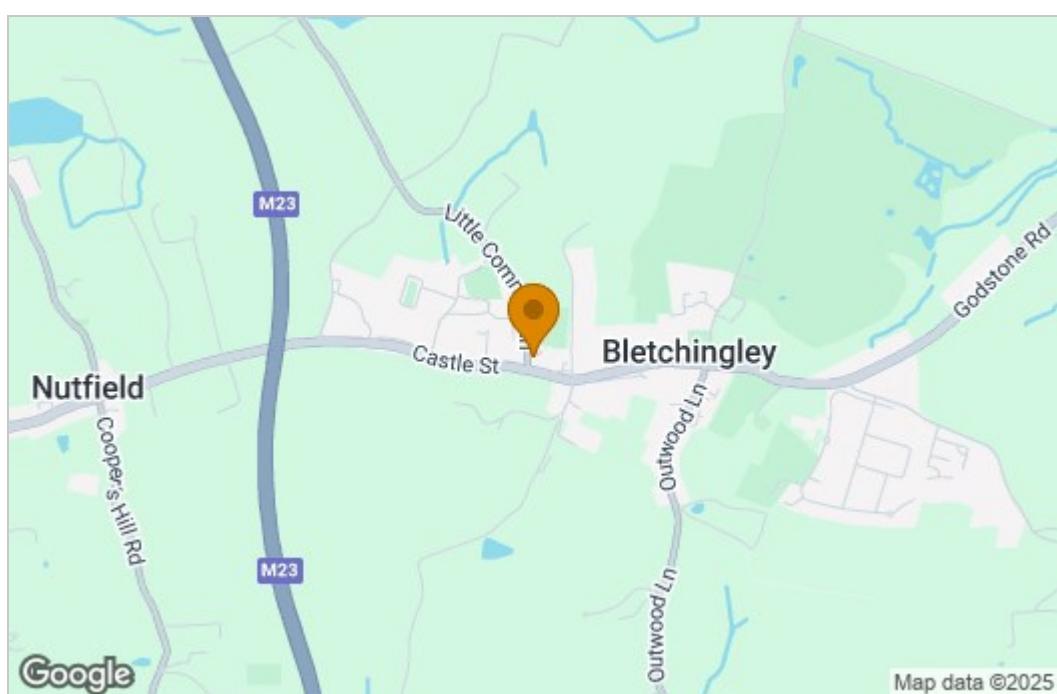
£200 per annum

## **COUNCIL TAX BAND E**

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

