



**2 ST. CATHERINES CROSS, BLETCHINGLEY, SURREY, RH1 4PX  
OFFERS OVER £375,000  
LEASEHOLD**

Highly impressive and beautifully presented, two bedroom home with a private garden, parking and a garage.

Situated on a corner plot with a great outlook, this two bedroom, first floor maisonette has been totally refurbished to a high standard within the last few years by the current owners, including a full rewire and a new heating system. The property was previously used as three bedrooms, and could very easily be re-arranged to be so again if required.

On the ground floor there is a private front door leading to an entrance hall, off of which you have a well appointed bathroom, and a very handy utility room. Up the stairs to the first floor, and you have a bright hallway with some built in storage and loft access. There is a living room, with a custom built feature wall, a double glazed window to the side, a separate study area (which has been used as a third bedroom and could easily be converted back if required) and a door through to a lovely, triple aspect sun room that itself offers great views. You have a stylish, modern kitchen with an integrated fridge/freezer and dishwasher. There is a contemporary bathroom, and two bedrooms, the larger of which benefits from a dressing room, which could also be used as a study.

Outside there is a driveway which will accommodate a couple of cars and leads to a single garage. To the side and rear of the garage is enclosed, private garden, that has both lawn and patio areas.

Nearby there is a very handy local shop, and a popular takeaway. You also have a Bletchingley village primary school just around the corner. In addition, Bletchingley's historic village centre, with its village shop and highly regarded Whyte Harte pub, is just a short walk.

Transport wise, there are bus routes connecting you with Redhill's bustling commuter centre, as well as being only a short drive from junction 7 of the M25.

- **EXTENSIVELY REFURBISHED**
- **LOUNGE AND DINING ROOM**
- **TWO BEDROOMS**
- **PRIVATE GARDEN**
- **COUNCIL TAX BAND: C**
- **GREAT VIEWS**
- **KITCHEN AND SUN ROOM**
- **STUDY/BEDROOM THREE**
- **GARAGE AND PARKING**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**GROUND FLOOR**

**ENTRANCE HALL**  
5'11 x 5'9 (1.80m x 1.75m)

**UTILITY ROOM**  
5'7 x 2'5 (1.70m x 0.74m)

**BATHROOM**  
9'1 x 5'6 (2.77m x 1.68m)

**FIRST FLOOR**

**LANDING**

**LOUNGE**  
14'0 x 12'6 (4.27m x 3.81m)

**STUDY/BEDROOM THREE**  
11'0 x 6'2 (3.35m x 1.88m)

**SUN ROOM**  
18'9 x 5'10 (5.72m x 1.78m)

**KITCHEN**  
10'6 x 9'0 (3.20m x 2.74m)

**BEDROOM ONE**  
13'8 x 12'4 (4.17m x 3.76m)

**DRESSING ROOM**  
11'0 x 4'10 (3.35m x 1.47m)

**BEDROOM TWO**  
11'0 x 7'9 (3.35m x 2.36m)

**SHOWER ROOM**  
9'0 x 6'11 (2.74m x 2.11m)

**GARAGE**

**YEARS REMAINING ON LEASE: 85**

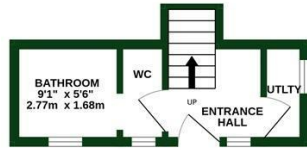
**GROUND RENT: £10 PER ANNUM**

**SERVICE CHARGES: ON AN AS & WHEN BASIS**

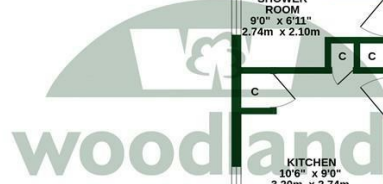
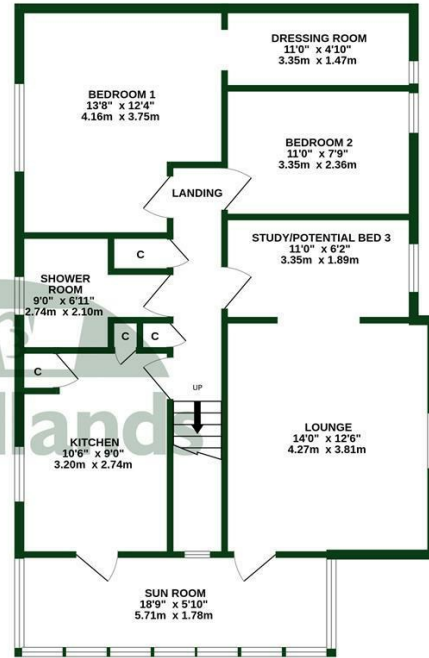
**BUILDINGS INSURANCE: £260 PER ANNUM**



GROUND FLOOR  
109 sq.ft. (10.1 sq.m.) approx.

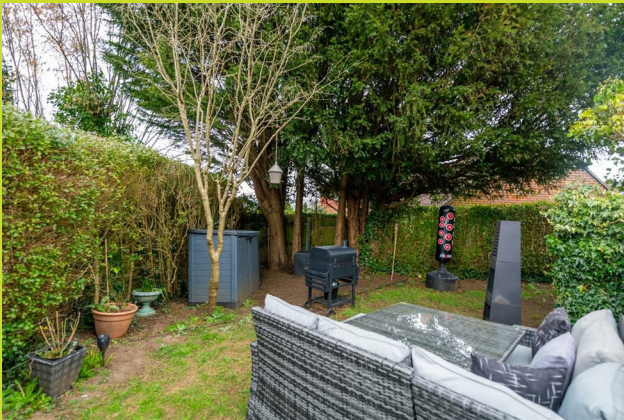


FIRST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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