



**40 Bletchingley Road, Merstham, RH1 3PJ**  
**Asking Price £389,950**

\*\* END OF CHAIN \*\* three bedroom property offered to the market with double glazing, central heating, sitting room, fitted kitchen, garden room, boarded attic, front and rear gardens and walking distance to Merstham mainline railway station providing good commuter links to London, Gatwick and the South Coast. The area offers a choice of schools for children of all age groups and bus services run to nearby Redhill town centre which offers more comprehensive facilities including local weekly market and a good choice of shops, pubs and restaurants. Access to the motorway (both M23 & M25) is at Junction 7 (Merstham Interchange) with easy connections to London and Gatwick and Heathrow airports.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Cupboard housing fuse board and meter, stairs leading to first floor landing, radiator, down-lighter, door to:

### **SITTING ROOM 13'9 x 11'11 (4.19m x 3.63m)**

Front aspect double glazed window overlooking front garden, radiator, power points, feature fireplace with solid fuel burner, wall mounted lights, door to:

### **KITCHEN 15'6 x 7'10 (4.72m x 2.39m)**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated electric oven, integrated four ring gas hob with extractor hood over, part tiled walls, power points, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, radiator, wood style flooring, understairs cupboard, cupboard housing boiler, rear aspect Upvc double glazed window, rear aspect door giving access to:

### **GARDEN ROOM 13'1 x 9'2 (3.99m x 2.79m)**

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

Access to loft via hatch, door to:

### **FAMILY BATHROOM**

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap and shower attachment, heated towel rail, rear aspect obscured double glazed window, part tiled walls.

### **MAIN BEDROOM 13'3 x 10'3 (4.04m x 3.12m)**

Front aspect Upvc double glazed windows, radiator, power points.

### **BEDROOM 2 10'7 x 9'5 (3.23m x 2.87m)**

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

### **BEDROOM 3 10'3 x 7'3 (3.12m x 2.21m)**

Front aspect double glazed window, radiator, power points.

## **OUTSIDE**

### **REAR GARDEN**

### **FRONT GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, pathway leading to front door, hedgerow.

### **REAR GARDEN**

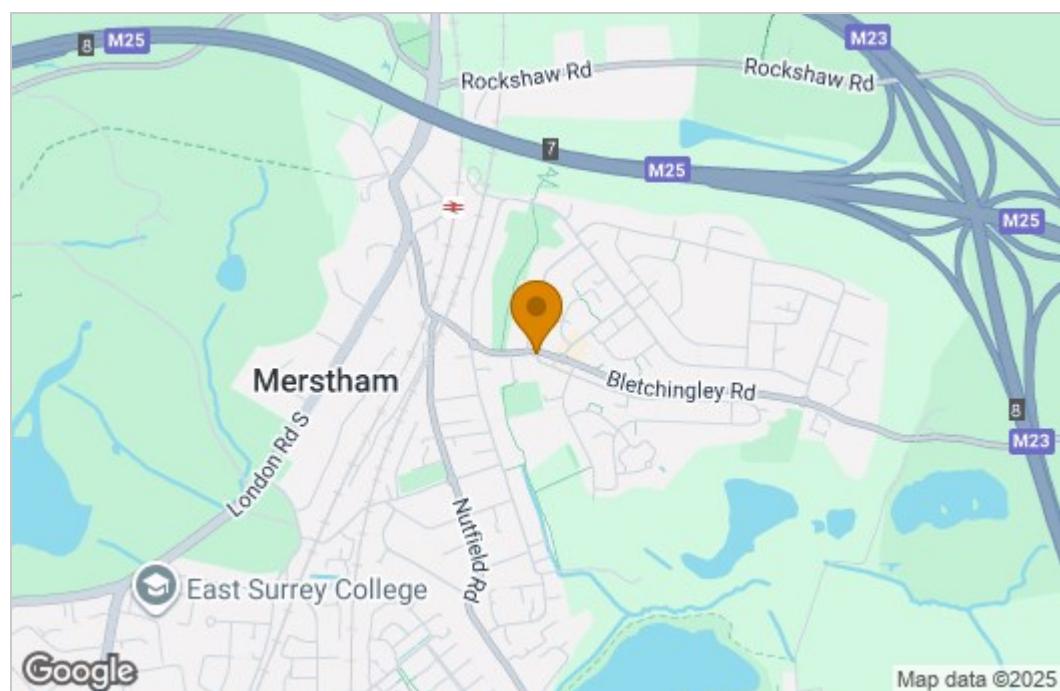
Area of lawn, patio, fencing, side access.

### **COUNCIL TAX BAND C**

## Floor Plan



## Area Map



**THOMAS  
& MAY**

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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