22 Crescent Road, Bletchingley, Surrey, RH1 4RB

Traditional end terrace village cottage with parking and garden, within easy reach of local amenities – No Onward Chain.

- Living Room
- Dining Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Study/Bedroom 3 with south facing balcony
- Gas central heating
- Double Glazing
- South facing terrace and garden
- Driveway parking

Guide Price £369,950
DESCRIPTION
Character and charm - away from main road traffic. This delightful end terrace bay-fronted property offers traditional accommodation with well proportioned rooms, gas fired central heating to radiators and replacement sealed unit double glazing. The two first floor bedrooms are complemented by an additional bedroom/study/nursery accessed directly from Bedroom 2, with an unusual design featuring sliding double glazed doors opening onto a south facing balcony overlooking the rear terrace and garden below. Usefully, there is space for off-street vehicular parking to the front.

LOCATION
Situated in the popular village of Bletchingley, which enjoys a range of traditional local amenities including village store with sub Post Office, convenience store, public houses, Bletchingley Golf Course, St. Mary’s Church and primary school. The larger centres of Caterham, Oxted and Redhill are a short drive away and offer a more extensive range of shopping, educational and leisure amenities, together with mainline rail commuting services to London (Victoria and the City). Junction 6 to the north of Godstone provides access to the M25/M23 motorway network and London Gatwick airport lies to the south west.

ROUTE TO VIEW
From Junction 6 on the M25 take the A25 west towards Redhill and continue into Bletchingley village. After the road starts a modest climb through the High Street, Barfields will be seen on the right hand side. Take this turning, and Crescent Road will seen as a turning on the right. No.22 is on the right hand side.

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SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey

TOTAL APPROX. FLOOR AREA 808 SQ FT. (75.6 SQ M.)

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The full EPC is available on request.