Uhuru, 9 Tilgate Common  Bletchingley Surrey RH1 4NP

A well extended 2/3 chalet style semi-detached bungalow offering flexible accommodation and being situated in a pleasant cul-de-sac location with the added benefit of a garage, driveway and a pretty, secluded rear garden overlooking local woodland.

- Semi-Detached Chalet Bungalow
- Cul-de-Sac Setting
- Garage & Driveway
- Pretty Rear Garden
- Backing Woodland
- Flexible Accommodation
- 2 or 3 Bedrooms
- Fitted Kitchen
- Sitting Room
- Sought After Village

Price Guide
£350,000
DESCRIPTION
Situated in a cul-de-sac location in the sought after, historic village of Bletchingley is this semi-detached bungalow which has been well extended into a chalet style home offering flexible accommodation of up to 3 bedrooms now laid out over two floors. The ground floor comprises an entrance hall, living room, dining room/bed3, bedroom 2, bathroom and a fitted kitchen with breakfast bar & stable door leading out o the pretty rear garden. Upstairs is a generous master bedroom with further dressing area and enjoying pleasant views out over the garden and beyond. The property further benefits a front garden, driveway parking and a garage.

LOCATION
Bletchingley is an attractive village with a picturesque High Street and village amenities, which include sub post office store, adult education centre, primary school and a wide variety of public houses. The larger centres of Caterham and Redhill are a short drive away and each provide a broad spectrum of shopping, educational and leisure facilities. Water sports are available at Mercers Country Park in Nutfield, about 2 miles away and there are many walking and riding opportunities along the North Downs. Both Oxted and Redhill are accessible and offer more extensive shopping as well as main line railway stations with commuter services to London via East Croydon. M25 (M23) access can be found at Godstone (junction 6) or Reigate Hill via country lanes (junction 8).

ROUTE TO VIEW
Proceed out of Bletchingley Village on the A25 heading west towards Nutfield & Redhill. Once out of the village, take the 3rd right into Barfields and proceed down the hill. Take the first right into Crescent Road and follow the lane down whereby Tilgate Common will be on the right and the property will then be found on the left hand side.

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The full EPC is available on request.

Energy Efficiency Rating

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