woodlands

2 ST. CATHERINES CROSS, BLETCHINGLEY, SURREY, RH1 4PX
£392,000
LEASEHOLD

*** SPACIOUS AND UNIQUE, TWO BEDROOM MAISONETTE WITH A GARDEN, GARAGE AND PARKING ***

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 dining area 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**
- **DRESSING ROOM**
- **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)

DINING ROOM
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)

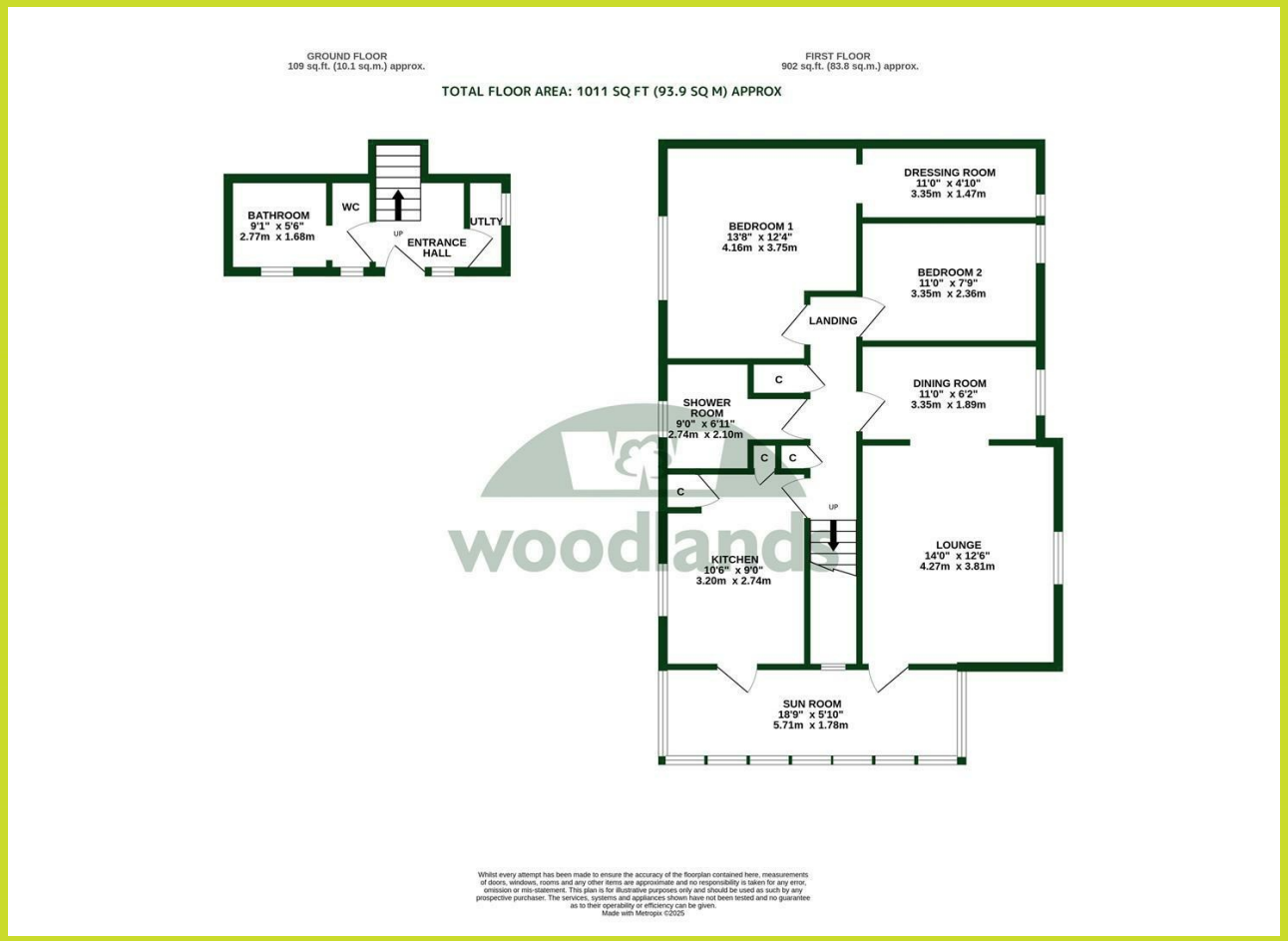
GARAGE

YEARS REMAINING ON LEASE: 85

GROUND RENT: £10 PER ANNUM

SERVICE CHARGES: ON AN AS & WHEN BASIS

BUILDINGS INSURANCE: £260 PER ANNUM



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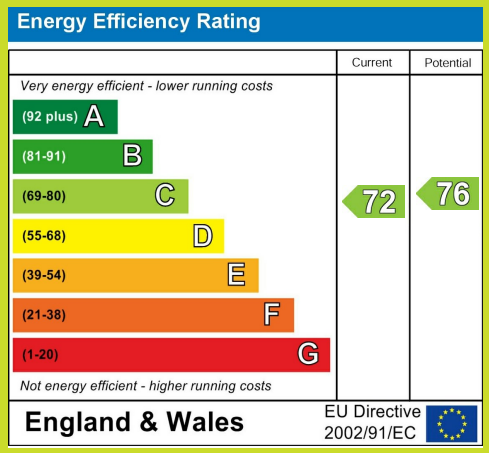

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