



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Coneybury,  
Bletchingley, Redhill,  
Surrey, RH1**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Charming semi detached house
- Bundles of potential and scope to extend (STTP)
- Sought after Village location
- Close to St Catherine's open space
- Generous garden with a sunny decked area and separate lawn
- Convenient downstairs cloakroom
- Driveway for off road parking

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom: 5'9 x 2'5 (1.75m x 0.74m)

Lounge / Diner: 9'10 x 9'9 (3.00m x 2.97m)

Kitchen: 9'10 x 9'9 (3.00m x 2.97m)

Lean-to: 10'8 x 9'1 (3.25m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 9'4 (3.89m x 2.85m)

Bedroom 2: 14'9 x 8'7 (4.50m x 2.62m)

Bathroom: 6'7 x 6'3 (2.01m x 1.91m)

### OUTSIDE

Driveway  
Front Garden  
Rear Garden

### Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



**Call Redhill - 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



23410969/20230422/ZV/JB