



Melton Road, Merstham, Surrey, RH1 3HB

Asking Price: £499,950 Freehold

An extended and refurbished detached property offered to the market with 17'8 x 12' kitchen/breakfast room, 14'4 x 11'8 sitting room, 17'4 x 12'2 dining room, front and rear gardens and garage. Vendors Suited.

The property is situated in a sought after cul-de-sac in South Merstham within one mile of Merstham Railway Station with mainline links to London, Gatwick and Brighton, local shops, amenities and schools and good links to the M23 and M25 motorway networks.



Melton Road, Merstham, Surrey, RH1 3HB

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE PORCH

With side aspect and front aspect Upvc double glazed windows, tiled floor, power point, light, wooden front door leading to:

ENTRANCE HALL

Front aspect window, stairs to first floor landing, wood flooring, telephone point, radiator, understairs cupboard, thermostat for central heating, door to:

DOWNSTAIRS CLOAKROOM

Side aspect Upvc double glazed window, low level w.c., inset wash hand basin with chrome style mixer tap and tiled splash-back.

SITTING ROOM

4.37m (14' 4") x 3.56m (11' 8")

Front aspect Upvc double glazed windows, continuation of wood style flooring, feature fireplace, power points, TV aerial point, radiator.

DINING ROOM

5.28m (17' 4") x 3.96m (13' 0")

Side aspect Upvc double glazed patio door giving side access, side aspect Upvc double glazed window, continuation of wood flooring, solid wood burner, power points, radiator, archway to:

KITCHEN/BREAKFAST ROOM

5.38m (17' 8") x 3.66m (12' 0")

A range of wall mounted and base level units in Shaker style, ceramic sink with mixer tap, integrated oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, Electrolux ceramic hob, wall mounted Worcester boiler, continuation of wood floor, control panel for central heating and hot water, wooden square edge work surface, power points, down-lighters, side aspect Upvc double glazed window, rear aspect Upvc double glazed window overlooking rear garden, breakfast area with rear aspect Upvc double glazed patio doors giving access to patio and rear garden, continuation of wood floor, radiator, sky lantern window, power points,

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect Upvc double glazed window, access to loft via hatch, door to:

MAIN BEDROOM

3.66m (12' 0") x 3.40m (11' 2")

Rear aspect Upvc double glazed window, radiator, power points.

BEDROOM 2

3.61m (11' 10") x 3.51m (11' 6")

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

BEDROOM 3

2.21m (7' 3") x 1.75m (5' 9")

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

FAMILY BATHROOM

Suite comprising low level w.c. with concealed cistern, vanity unit with inset wash hand basin and Victorian style mixer tap, panel enclosed bath with mixer tap and shower attachment, rear aspect and side aspect Upvc obscured double glazed windows, tiled floor, tiled walls, medicine cabinet, radiator, fitted cupboard housing water tank and shelving, down-lighters.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, outside power point, outside water tap, side access with outside lighting, two areas of patio, timber built shed, side access gate giving access to:

GARAGE

4.98m (16' 4") x 2.49m (8' 2")

With metal up and over door.

FRONT GARDEN

Pathway leading to front door, mature shrubs and flower borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

THOMAS & MAY

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Crossroads Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Crossroads Residential Limited trading as Thomas & May or the vendors.

Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Crossroads Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission