



Southcote Road, Merstham, RH1 3LJ

Asking Price: £635,000 Freehold

A spacious four bedroom detached family home offered to the market with 26'8 x 18' kitchen/breakfast/family room, 17'7 x 10'10 sitting room, downstairs cloakroom, utility room, master bedroom with en-suite shower room, 10'6 x 10'3 bedroom4/study providing space and potential for working from home, family bathroom, front and rear gardens and potential for off street parking with dropped kerb. The property is situated in a sought after residential road in South Merstham and the area offers a choice of schools, shops and amenities and mainline Merstham railway station with good commuter links to London. Bus routes serve Redhill town centre which offers more comprehensive shopping facilities, banks and restaurants and local weekly market.



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WOODEN FRONT DOOR

Leading through to:

ENTRANCE HALL

Wood floor, stairs to first floor landing, coved ceiling, front aspect Upvc double glazed window, power points, telephone point, radiator with cover, control for underfloor heating in cloakroom, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., inset wash hand basin, side aspect Upvc double glazed window, tiled floor, extractor fan, coved ceiling, down-lighter, underfloor heating.

SITTING ROOM

5.36m (17' 7") x 3.30m (10' 10")

Front aspect Upvc double glazed windows, radiator with cover, coved ceiling, power points, TV aerial point.

KITCHEN/BREAKFAST/FAMILY ROOM

8.13m (26' 8") x 5.49m (18' 0")

Continuation of wood flooring, a range of wall mounted and base level units in Shaker style, square edge wooden work surface, Butler sink with mixer tap, integrated dishwasher, integrated fridge/freezer, space for free-standing fridge/freezer, display cabinets, coved ceiling, down-lighters, TV aerial point, rear aspect Upvc double glazed windows overlooking rear garden, rear aspect Upvc double glazed patio doors leading onto rear garden, side aspect Upvc double glazed window, radiator with cover, tiled walls, power points, space for Range cooker, extractor hood over, door to:

UTILITY ROOM

3.20m (10' 6") x 1.57m (5' 2")

Comprising a range of wall mounted and base level units, space and plumbing for washing machine, wall mounted boiler, wall mounted fuse board, tiled floor, side aspect obscured Upvc double glazed window, tiled walls, space for microwave, power points, extractor fan.

STAIRS TO FIRST FLOOR LANDING

Access to fully boarded loft via hatch, loft aerial with signal booster, power points, radiator, side aspect Upvc double glazed window, door to:

MASTER BEDROOM

5.79m (19' 0") x 4.22m (13' 10")

Rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, TV aerial point, down-lighters, coved ceiling, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising low level w.c., pedestal wash hand basin with chrome style mixer tap, shower cubicle with chrome style attachments, side aspect obscured Upvc double glazed window, tiled floor, coved ceiling, down-lighters, heated towel rail, underfloor heating.

FAMILY BATHROOM

A white four piece suite comprising moulded bath with shower screen, chrome style shower attachments and mixer tap, low level w.c., 'his and hers' inset wash hand basins with chrome style taps, shaver point, wall mounted mirror, coved ceiling, down-lighters, two heated towel rails, tiled floor, tiled walls, side aspect obscured Upvc double glazed window, coved ceiling, medicine cabinet, underfloor heating.

BEDROOM 2

4.14m (13' 7") x 2.72m (8' 11")

Front aspect Upvc double glazed window, radiator, power points, TV aerial point.

BEDROOM 3

3.18m (10' 5") x 2.77m (9' 1")

Front aspect Upvc double glazed window, radiator, power points, TV aerial point.

BEDROOM 4/STUDY

3.20m (10' 6") x 3.12m (10' 3")

Side aspect Upvc double glazed window, radiator, power points, TV aerial point.


OUTSIDE


REAR GARDEN

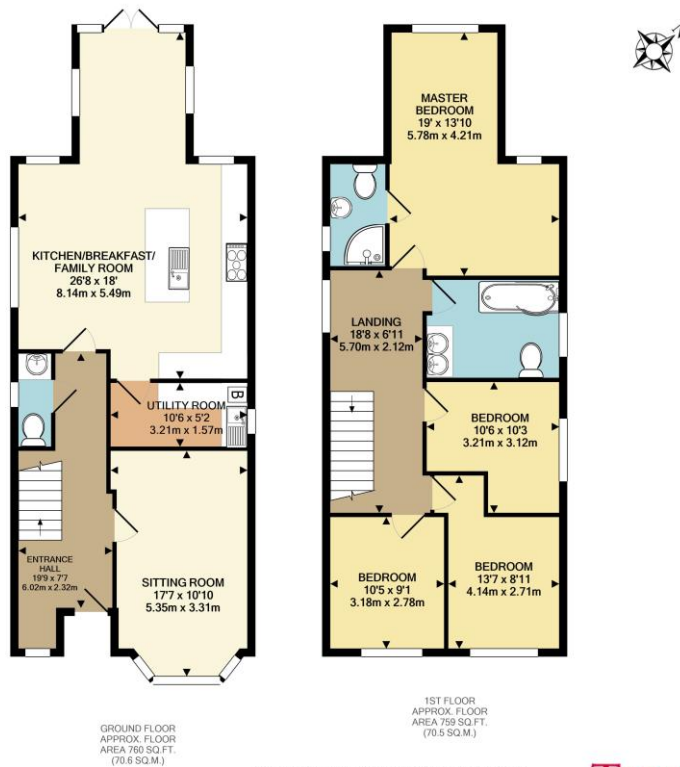
Mainly laid to lawn with mature shrubs and flower borders, stone paved patio, laurel hedging, panel enclosed fencing, side access, outside water tap, shingled area, railway sleepers, timber built shed, rear access, space for off street parking.

FRONT GARDEN

Pathway leading to front door, potential for off street parking with dropped kerb.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	80
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.
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