



London Road South, Merstham, RH1 3DT

Asking Price: £735,000 Freehold

A four bedroom detached property offered to the market with no onward chain, 20'10 sitting room, separate 10' dining room, 14' Kitchen, downstairs shower room, first floor family bathroom, gardens to front and rear, garage and driveway providing off street parking for several vehicles. Merstham Village offers local shops, amenities and schools and Merstham mainline railway station providing commuter links to London, Gatwick and the South coast. Bus routes serve nearby Redhill town centre offering more comprehensive facilities, a good choice of shops and restaurants and local weekly market and there is good motorway access for the M25/M23 at Junction 7, the Hooley Interchange.



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UPVC DOUBLE GLAZED DOOR

Leading through to:

ENTRANCE HALL

Wood block parquet flooring, radiator, power point, telephone point, coved ceiling, door to:

DOWNSTAIRS SHOWER ROOM

Suite comprising low level w.c., inset wash hand basin, shower cubicle, tiled floor, tiled walls, side aspect obscured double glazed window, chrome heated towel rail.

SITTING ROOM

6.35m (20' 10") x 3.63m (11' 11")

Front aspect Upvc double glazed window overlooking front garden, coved ceiling, radiator, stairs to first floor landing, power points, TV aerial point, thermostat for heating, door to:

DINING ROOM

3.10m (10' 2") x 2.72m (8' 11")

Rear aspect Upvc double glazed sliding patio doors giving access to rear garden, radiator, power points, coved ceiling, door to:

KITCHEN

4.39m (14' 5") x 2.77m (9' 1")

Rear aspect Upvc double glazed windows overlooking rear garden, a range of wall mounted and base level units, roll top work surface, one and a half bowl sink with mixer tap, built in double oven, built in 4 ring gas hob with extractor hood over, integrated dishwasher, part tiled walls, power points, concealed lighting, breakfast bar, radiator,

UTILITY AREA

2.24m (7' 4") x 1.80m (5' 11")

Continuation of wall mounted and base level units, stainless steel sink, space and plumbing for washing machine, space for fridge/freezer, coved ceiling, power points, side aspect Upvc door giving access to parking area, side aspect Upvc double glazed window, airing cupboard housing water tank, control panel for central heating and hot water.

STAIRS TO FIRST FLOOR LANDNG

Access to loft via hatch, side aspect obscured Upvc double glazed window, door to:

MASTER BEDROOM

4.55m (14' 11") x 3.07m (10' 1")

Front aspect Upvc double glazed window, radiator, double fitted wardrobe, power points, coved ceiling.

BEDROOM 2

4.01m (13' 2") x 2.77m (9' 1")

Front aspect Upvc double glazed window, radiator, coved ceiling, power point.

BEDROOM 3

3.07m (10' 1") x 2.74m (9' 0")

Rear aspect Upvc double glazed window overlooking rear garden, radiator, coved ceiling, power point.

BEDROOM 4

2.77m (9' 1") x 2.74m (9' 0")

Rear aspect Upvc double glazed window overlooking rear garden, double fitted wardrobe, coved ceiling, power points, radiator.

FAMILY BATHROOM

A coloured three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath, tiled walls, radiator, side aspect obscured Upvc double glazed window.

OUTSIDE

REAR GARDEN

Area of level stone patio, garden mainly laid to lawn with mature shrubs and flower borders, greenhouse, timber built shed, side access, outside water tap, outside lighting, courtesy door to garage.

FRONT GARDEN

Block paved driveway providing OFF STREET PARKING for several vehicles, outside light, level lawn, access to:

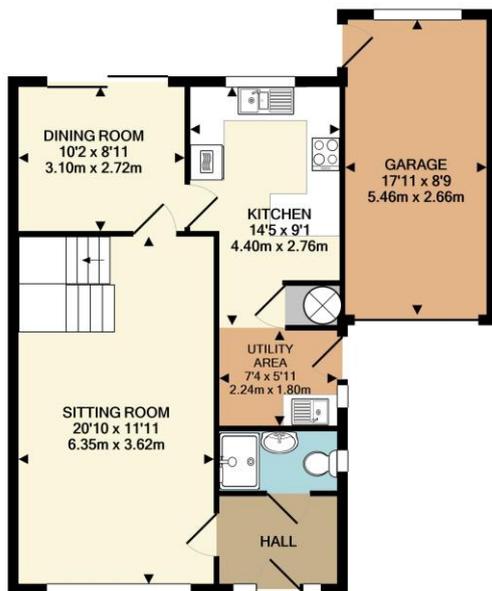
GARAGE

5.46m (17' 11") x 2.67m (8' 9")

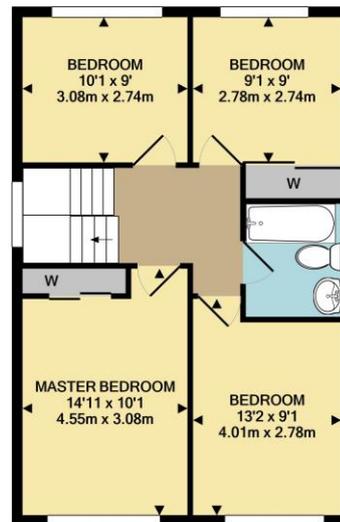
Up and over door, power and light.

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		
	54	83
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		
	45	80
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (120.9 SQ.M.)

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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