



Deans Road, Merstham, RH1 3HE

Asking Price: £599,950 Freehold

A four bedroom detached property offered to the market with recently updated kitchen and bathroom and located in popular residential road in South Merstham. The accommodation comprises: 20'4 sitting room, 20'4 kitchen/breakfast room, 14' architect designed conservatory with underfloor heating, en-suite to master bedroom, off street parking, garage and lovely rear garden. Merstham Village offers local shops, schools, mainline railway station and bus routes to Redhill town centre.



Deans Road, Merstham, RH1 3HE

COVERED ENTRANCE PORCH

Upvc double glazed front door giving access to:

ENTRANCE HALL

Front aspect obscured Upvc double glazed window, parquet flooring, double radiator, dado rail, down-lighters, understairs storage cupboard, stairs leading to first floor landing, smoke alarm, power point with USB point, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., inset wash hand basin with tiled splashback, wall mounted cupboards, extractor fan, parquet flooring.

SITTING ROOM

6.20m (20' 4") x 5.11m (16' 9")

Front aspect Upvc double glazed Georgian style windows overlooking front garden, open feature fireplace with slate hearth and tiled surround, double radiators, power points, coved ceiling, fitted cupboard, TV aerial point, telephone point, dimmer switch.

KITCHEN/BREAKFAST ROOM

6.20m (20' 4") x 3.30m (10' 10")

Fitted in a range of wall mounted and base level units Shaker style, square edge work surface, integrated double oven, integrated 5 ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, breakfast bar, down-lighters, power points, rear aspect Upvc double glazed window, tiled floor, radiator, wall mounted lights, archway to:

UTILITY AREA

Wall mounted units, space and plumbing for washing machine, shelving, rear aspect Upvc double glazed window, side aspect Upvc double glazed door giving access to garage.

CONSERVATORY

4.29m (14' 1") x 3.05m (10' 0")

Tiled floor with heating, triple aspect Upvc double glazed windows, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, power points.

STAIRS LEADING TO HALF LANDING

Side aspect obscured Upvc double glazed window, continuation of dado rail.

FIRST FLOOR LANDING

Access to loft via hatch, cupboard housing immersion heater and wooden shelving, door to:

MASTER BEDROOM

3.51m (11' 6") x 3.43m (11' 3")

Front aspect Upvc double glazed Georgian style windows, radiator, power points, TV aerial point, coved ceiling, fitted wardrobes with hanging rail and shelving, opening to:

EN-SUITE SHOWER

Comprising double width shower, shower with pump, vanity unit with mirror front, inset wash hand basin with chrome style mixer tap, wall mounted medicine cabinet, down-lighters, tiled floor.

BEDROOM 2

3.51m (11' 6") x 3.33m (10' 11")

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, TV aerial point, fitted wardrobe with hanging rail and shelving, coved ceiling.

BEDROOM 3

4.14m (13' 7") x 2.59m (8' 6")

Rear aspect Upvc double glazed window, radiator, power points, coved ceiling, fitted wardrobe with shelving.

BEDROOM 4

3.53m (11' 7") x 2.57m (8' 5")

Front aspect Upvc double glazed Georgian style window, radiator, coved ceiling, power points.

FAMILY BATHROOM

A white three piece suite comprising low level w.c. with concealed cistern, continuation of vanity unit with inset wash hand basin and chrome style mixer tap, part tiled walls, tiled floor, chrome heated towel rail, side aspect Upvc double glazed window, sky-light window, down-lighters, moulded bath with separate shower over bath, wall mounted mirror, shaver point.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, hedgerows, outside lighting, outside tap.

WOODEN SHED

2.39m (7' 10") x 3.61m (11' 10")

FRONT GARDEN

OFF STREET PARKING, pathway to front door, hedgerow, area of level lawn, mature shrubs and flower borders.

SINGLE GARAGE

4.85m (15' 11") x 2.49m (8' 2")

With 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		
	71	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		
	66	78
England & Wales	EU Directive 2002/91/EC	



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