



## **Quality Street, Merstham, RH1 3BB**

**Offers In Excess Of: £750,000** Freehold

A detached family home in conservation area, offered to the market with no onward chain and situated in the sought after Quality Street location in the heart of Merstham Village within walking distance to Merstham Railway Station. Features include: 18'9 x 11'4 fitted kitchen/dining room, 23'6 x 15' sitting room with feature fireplace and French doors opening onto rear garden, study/bedroom 4, main bedroom with en-suite shower and 11'4 x 6'8 walk in wardrobe/dressing room, two further bedrooms and family bathroom. There are gardens to front and rear, integral garage and off street parking for 4/5 vehicles. The area offers a choice of schools for children of all age groups, bus routes serve Redhill town centre which offers more comprehensive shops, pubs and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.



## **Quality Street, Merstham, RH1 3BB**

### **DOUBLE GLAZED FRONT DOOR**

Leading through to

### **ENTRANCE HALL**

Wood flooring, stairs to first floor landing, coved ceiling, smoke alarm, thermostat for central heating, underfloor heating, storage cupboard with hanging rail, door to:

### **DOWNSTAIRS CLOAKROOM**

Continuation of underfloor heating, tiled floor, side aspect obscured wooden framed double glazed window, extractor fan, low level w.c. with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap and tiled splash back, understairs cupboard with light.

### **STUDY/BEDROOM 4**

*3.00m (9' 10") x 2.29m (7' 6")*

Front aspect double glazed window, continuation of wood flooring and underfloor heating, coved ceiling, power points.

### **SITTING ROOM**

*7.16m (23' 6") x 4.57m (15' 0")*

Continuation of wood flooring and underfloor heating, rear aspect double glazed French doors giving access to patio and rear garden, rear aspect double glazed windows overlooking rear garden, feature fireplace, power points, TV aerial point, media points, coved ceiling.

### **KITCHEN/DINING ROOM**

*5.72m (18' 9") x 3.45m (11' 4")*

Fitted in a range of wall mounted and base level units in Shaker style, granite work surface, Butler style sink with mixer tap, integrated dishwasher, integrated ceramic hob with extractor hood over, integrated double oven, space for microwave, space for American style fridge/freezer, power points, concealed lighting, coved ceiling, front aspect double glazed window overlooking off street parking area and driveway, continuation of underfloor heating, tiled floor, courtesy door to garage.

### **STAIRS LEADING UP TO FIRST FLOOR LANDING**

Side aspect double glazed windows, access to loft via hatch, cupboard housing wooden shelving, door to:

### **MAIN BEDROOM**

*4.47m (14' 8") x 3.20m (10' 6")*

Rear aspect double glazed windows overlooking rear garden, radiator, power points, door to:

### **EN-SUITE SHOWER ROOM**

Comprising low level w.c., vanity unit with inset wash hand basin, rear aspect double glazed obscured windows overlooking rear garden, tiled floor, shaver point, down-lighters, chrome heated towel rail, shower cubicle.

### **WALK-IN WARDROBE**

*3.45m (11' 4") x 2.03m (6' 8")*

With hanging rail and shelving, down-lighters.

### **BEDROOM 2**

*3.61m (11' 10") x 3.30m (10' 10")*

Front aspect double glazed windows overlooking front garden, radiator, power points.

### **BEDROOM 3**

*3.40m (11' 2") x 3.05m (10' 0")*

Front aspect double glazed windows, radiator, power points.

### **FAMILY BATHROOM**

A white four piece suite comprising low level w.c., vanity unit with inset wash hand basin and chrome style mixer tap, bidet with chrome style mixer tap, panel enclosed bath with chrome style mixer tap and shower attachment, shaver point, down-lighters, chrome heated towel rail, sky-light Velux window, tiled floor, tiled walls.

### **OUTSIDE**

#### **REAR GARDEN**

Area of level patio, shingled area, further area of level patio, outside lighting, close board fencing, summer house, outside water tap, side access, outside power point, further side access.

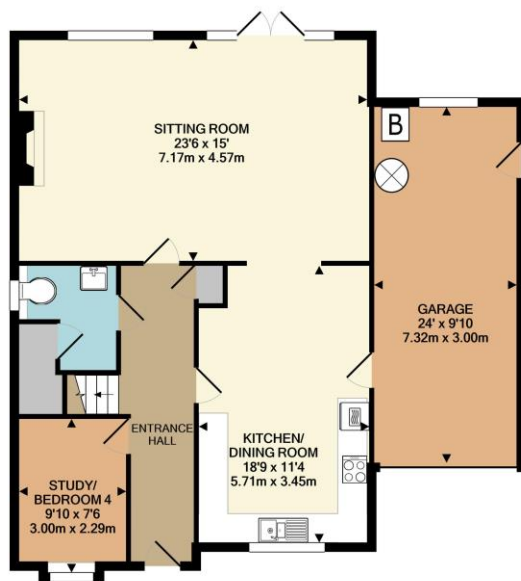
#### **FRONT GARDEN**

Block paved driveway providing OFF STREET PARKING for four/five vehicles, access to:

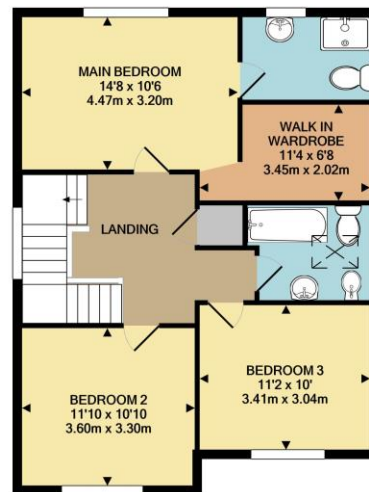
#### **INTEGRAL GARAGE**

Electric up and over door, rear aspect double glazed window overlooking rear garden, space and plumbing for washing machine, pace and plumbing for tumble dryer, space for additional fridge, wall mounted fuse board, wall mounted boiler, water tank for pressurised system, small loft hatch, power and light.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1046 SQ.FT.  
(97.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 SQ.M.)

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**THOMAS  
& MAY**

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