



Weldon Way, Merstham, RH1 3QA

Asking Price: £359,950 Freehold

A three bedroom property offered to the market with no onward chain, sitting room, kitchen/breakfast room, en-suite shower room, family bathroom, gardens and off street parking for two cars. Merstham Village offers local shops, schools and amenities and mainline railway station providing commuter services to London and bus routes run to Redhill town centre which offers more comprehensive facilities including a good choice of shops, pubs and restaurants and local weekly market. The M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.



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FRONT DOOR

Leading through to:

ENTRANCE PORCH

Side aspect Upvc double glazed window, power point, radiator, stairs leading to first floor landing, cupboard housing fuse board and meter, LED lighting.

SITTING ROOM

3.96m (13' 0") x 3.78m (12' 5")

Front aspect Upvc double glazed window, radiator, power points, feature fireplace, LED lighting, thermostat for central heating, TV aerial point,

KITCHEN/BREAKFAST ROOM

3.96m (13' 0") x 2.57m (8' 5")

Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, roll top work surface, stainless steel sink, extractor hood, tiled walls, LED lighting, space for appliances, power points, concealed lighting, cupboard housing boiler, door to:

REAR LOBBY

Rear aspect Upvc double glazed window giving access to patio and rear garden, power points, access to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., inset wash hand basin, wall mounted heater.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, LED lighting, power point, door to:

BEDROOM 1

3.73m (12' 3") x 3.28m (10' 9")

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

BEDROOM 2

3.10m (10' 2") x 2.90m (9' 6")

Rear aspect Upvc double glazed window, radiator, power points, LED lighting, door to:

EN-SUITE SHOWER

Comprising shower cubicle, rear aspect Upvc obscured double glazed window, shaver point, heated towel rail, down-lighters.

BEDROOM 3

3.28m (10' 9") x 2.39m (7' 10")

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

FAMILY BATHROOM

Rear aspect Upvc double glazed window, a white three piece suite comprising pedestal wash hand basin, low level w.c., panel enclosed bath, tiled walls.

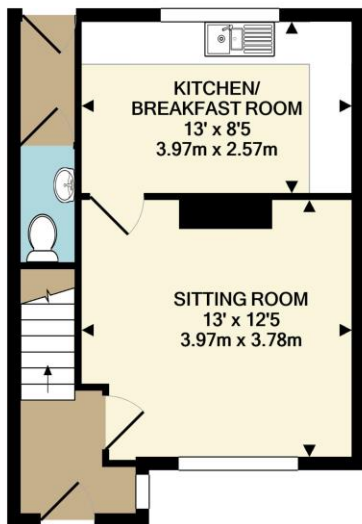
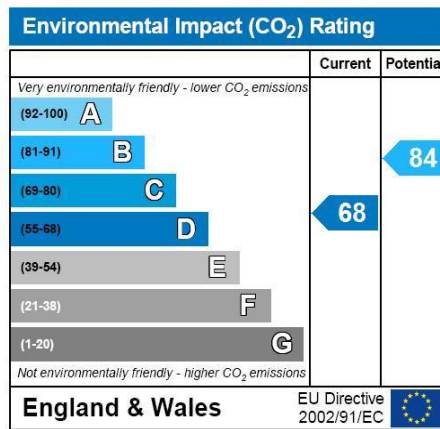
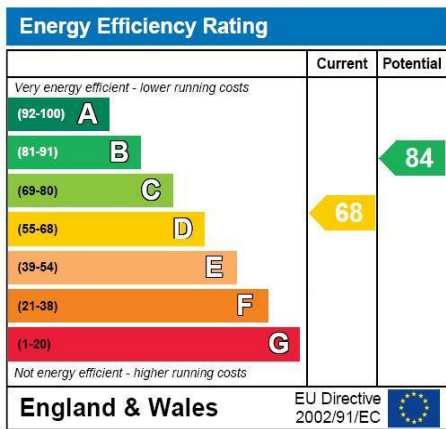
OUTSIDE

REAR GARDEN

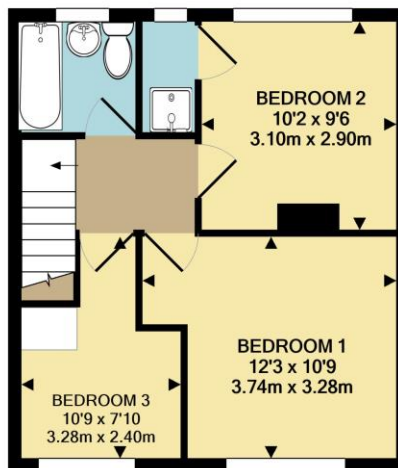
Mainly laid to lawn with mature shrubs and flower borders, area of patio, fencing, side access.

FRONT GARDEN

OFF STREET PARKING for two vehicles, pathway leading to front door.



GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 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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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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