



**London Road North, Merstham, Surrey, RH1
3BN**

Asking Price: £750,000 Freehold

Spacious Three Bedroom Detached Family Home set back from the road on a Large Plot with Potential to Extend (subject to relevant planning permission) Located in Merstham within 3/4 mile from Station with Mainline Links to London, Gatwick and Brighton. The Property Features: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Newly Re-Fitted Family Bathroom, Gas Central Heating, Double Glazing, Mainly Lawned Front Garden, Large Landscaped Rear Garden with Slab Patio Areas and Ornamental Fish Pond and Outside Lighting, Courtyard to Side, Detached Garage and Driveway providing Off Street Parking for 2/3 cars.



London Road North, Merstham, Surrey, RH1 3BN

Covered Front Porch

Glazed front door leading to:

Entrance Hall

Ceiling light point with ornate ceiling rose, coved ceiling, picture rail, understairs cupboard, front aspect double glazed leaded light window, side aspect double glazed obscured glass window, telephone point, power point, stairs leading up to first floor landing, radiator, thermostat control for central heating, doors to lounge, dining room and kitchen.

Dining Room

4.62m (15' 2") x 4.27m (14' 0")

Ceiling light point with ornate ceiling rose, coved ceiling, dado rail, front aspect double glazed leaded light bay window, feature brick built fireplace with gas flame effect fire, radiator, power points, telephone point, t.v. aerial point.

Kitchen

3.33m (10' 11") x 3.02m (9' 11")

Ceiling light point, rear aspect double glazed windows, a range of wall mounted and base level units, roll top work surface, enamel sink and drainer with mixer tap, built in Zanussi double oven and built in Zanussi hob with extractor fan over, space and plumbing for dishwasher, tiled floor, part tiled walls, t.v. aerial point, power points, space for fridge and freezer, radiator, door leading through to:

Utility Room

1.98m (6' 6") x 1.78m (5' 10")

Rear aspect window, front aspect obscure glass door giving access to courtyard, wall level and base level units with roll top work surface, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, boiler, control panel for central heating and hot water, tiled walls, power points, tiled flooring, half glazed stable door to courtyard.

Lounge

4.22m (13' 10") x 3.78m (12' 5")

Ceiling light with ornate ceiling rose, coved ceiling, dado rail, side aspect double glazed window, rear aspect double glazed sliding patio doors giving access to patio and rear garden, feature fireplace with Limestone hearth and surround, radiator, power points.

Stairs

Leading up to first floor landing

First floor landing

Ceiling light point, front aspect leaded light double glazed window, storage cupboard, access to loft via hatch, power points, door to:

Bedroom 1

4.2m (13' 9") x 4.06m (13' 4")

Ceiling light point, picture rail, front aspect double glazed leaded light windows, radiator, fitted wardrobes, power points, telephone point, t.v. aerial point.

Bedroom 2

3.78m (12' 5") x 3.73m (12' 3")

Ceiling light point, picture rail, rear aspect and side aspect double glazed windows, radiator, t.v. aerial point, power points, fireplace.

Bedroom 3

3.35m (11' 0") x 2.29m (7' 6")

Ceiling light point, picture rail, side aspect double glazed window, radiator, laminate floor, power points, cupboard housing water tank and immersion heater.

Family Bathroom

A three piece suite comprising low level w.c., panel enclosed bath with separate shower over bath, vanity unit with inset wash hand basin, side aspect obscure glass double glazed window, heated towel rail, down-lighters.

Separate Cloakroom

Ceiling light point, low level w.c., side aspect double glazed window.

Outside

Courtyard Area

Paved patio area, outside light, power points, gated access to front, walkway through to:

Rear Garden

Paved patio area with step up to tiered patio with fish pond, mature tree, shrub and plant beds, steps leading to lawned garden with rockery, sun patio area, selection of mature shrub, plant and flower beds to borders, stream in centre of garden, summer house with power and light, timber built shed, greenhouse, office/workshop, outside tap, power points, gated access to front, outside lighting, courtesy door to garage, fencing and trellising.

Office/Workshop Power and light.

Front Garden

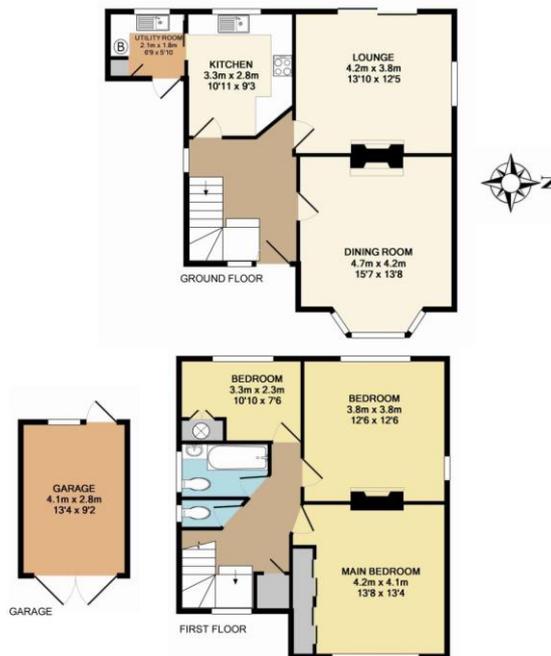
OFF STREET PARKING for several vehicles, mainly laid to lawn with mature shrubs and flower borders, outside lighting, York stone slab path leading to front door, driveway leading to:

Single Garage

Wooden doors, strip-lighting, power.

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		
	41	80
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		
	37	78
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 119.9 SQ.M. (1290 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of blocks, windows, doors and other features are approximate and no responsibility is taken for any error, omission and/or misstatement. The purchaser, licensee and distributor shall bear the responsibility for any error, omission and/or misstatement. Floor levels are given unless otherwise stated. Please refer to the relevant floor plan for further details.

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