



22 Endsleigh Road, Merstham, RH1 3LX
Price Guide £450,000

A two bedroom Victorian style property which has been tastefully renovated and is offered to the market with two reception rooms, fitted kitchen, newly fitted four piece suite family bathroom, double glazing, gas central heating & useful loft room which is ideal for a study and gardens to front and rear. The property is located in the popular South Merstham area with a good choice of schools, local shops, mainline railway station providing commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

ENTRANCE HALL

SITTING ROOM 13'9 x 11'0 (4.19m x 3.35m)

DINING ROOM 12'2 x 11'0 (3.71m x 3.35m)

KITCHEN 13'9 x 6'8 (4.19m x 2.03m)

STAIRS LEADING TO FIRST FLOOR LANDING

MAIN BEDROOM 11'10 x 11'0 (3.61m x 3.35m)

BEDROOM 2 10'3 x 8'1 (3.12m x 2.46m)

FAMILY BATHROOM

LOFT ROOM/STUDY 15'1 x 10'3 (4.60m x 3.12m)

OUTSIDE

REAR GARDEN

GARDEN SHED 8'0 x 7'0 (2.44m x 2.13m)

FRONT GARDEN

COUNCIL TAX BAND D

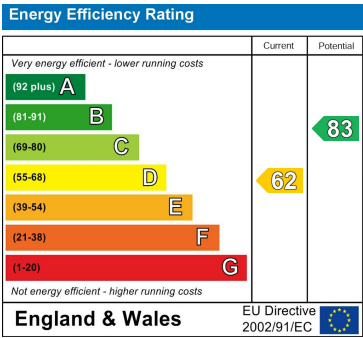
Floor Plan



Area Map



Energy Efficiency Graph



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