



## 1 Woodlands Close, Merstham, RH1 3FU

### Asking Price £710,000

A four bedroom modern detached property built by Croudace Homes to a high quality specification with generously proportioned rooms to include a 15' x 10' kitchen/breakfast room with integrated appliances, 16' x 11' sitting room, 13' x 12' dining/family room, en-suite shower to master bedroom, family bathroom, gardens to front and rear, garage and off street parking. Woodlands Close is situated in a modern development in a quiet residential cul-de-sac and located in the North Downs, an area of Outstanding Natural Beauty, in the popular village of Merstham, offering a peaceful setting while remaining well connected. The property is conveniently positioned within easy reach of Merstham village centre, which provides a range of local shops, amenities and everyday services.

For commuters, Merstham railway station is nearby, offering regular services to London and surrounding areas, while excellent road connections are available via the M25 and M23, providing swift access to Gatwick Airport, the South Coast and the wider motorway network.

The area is well regarded for its access to local schools, both primary and secondary, and is surrounded by attractive green spaces and countryside, including walks and outdoor recreation in the nearby Surrey Hills. Reigate town centre is also close at hand, offering a broader selection of shops, restaurants, cafes and leisure facilities. Overall, the location combines the benefits of a quiet residential environment with excellent transport links and access to both village amenities and open countryside, including Mercers Country Park and lake.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

### **ENTRANCE HALL**

Stairs leading to first floor landing, radiator, power points, coved ceiling, down-lighters, smoke alarm, thermostat for central heating, understairs storage cupboard housing fuse board and meters, door to:

### **KITCHEN/BREAKFAST ROOM 15'2 x 10'1**

**(4.62m x 3.07m)**

A range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, integrated 4 ring gas hob with extractor hood over, integrated dishwasher, integrated double oven, cupboard housing boiler, rear aspect Upvc double glazed window, side aspect Upvc double glazed window, side aspect patio door giving access to patio and rear garden, tiled floor, double radiator, down-lighters, power points, integrated washing machine.

### **DOWNSTAIRS CLOAKROOM**

Comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, tiled floor, side aspect obscured Upvc double glazed window, radiator, extractor.

### **SITTING ROOM 16'8 x 11'9 (5.08m x 3.58m)**

A double aspect room with rear aspect double glazed patio doors giving access to rear garden, front aspect Upvc double glazed windows overlooking front garden, radiator, power points, media point,

### **DINING/FAMILY ROOM 13'3 x 12'5 (4.04m x 3.78m)**

A double aspect room with front aspect and side aspect Upvc double glazed windows, square bay window to side, double radiator, power points, coved ceiling.

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

Rear aspect Upvc double glazed window overlooking rear garden, access to loft via hatch, down-lighters, coved ceiling, smoke alarm, power points, door to:

### **MAIN BEDROOM 13'3 x 9'11 (4.04m x 3.02m)**

A double aspect room with front and side aspect Upvc double glazed windows, radiator, coved ceiling, power points, triple fitted wardrobes with mirror glide doors, door to:

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

Suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle with Aqualisa shower, front aspect obscured double glazed window, down-lighters, heated towel rail, extractor, shaver point, tiled floor, part tiled walls.

### **BEDROOM 2 10'3 x 9'1 (3.12m x 2.77m)**

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

### **BEDROOM 3 10'1 x 9'0 (3.07m x 2.74m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling.

### **FAMILY BATHROOM**

A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, moulded bath with chrome style mixer tap and shower attachment, heated towel rail, tiled floor, tiled walls, side aspect obscured Upvc double glazed window, mirror medicine cabinet, down-lighters, extractor.

### **BEDROOM 4 9'1 x 6'5 (2.77m x 1.96m)**

Rear aspect Upvc double glazed window, radiator, power points, coved ceiling.

### **OUTSIDE**

#### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, paved patio, outside lighting, outside water tap, outside power point, side access, courtesy leading to:

#### **GARAGE 20'1 x 9'11 (6.12m x 3.02m)**

With up and over door, power and light, fuse board, storage.

#### **FRONT GARDEN**

Pathway leading to front door, mature shrubs and flower borders.

#### **COUNCIL TAX BAND F**

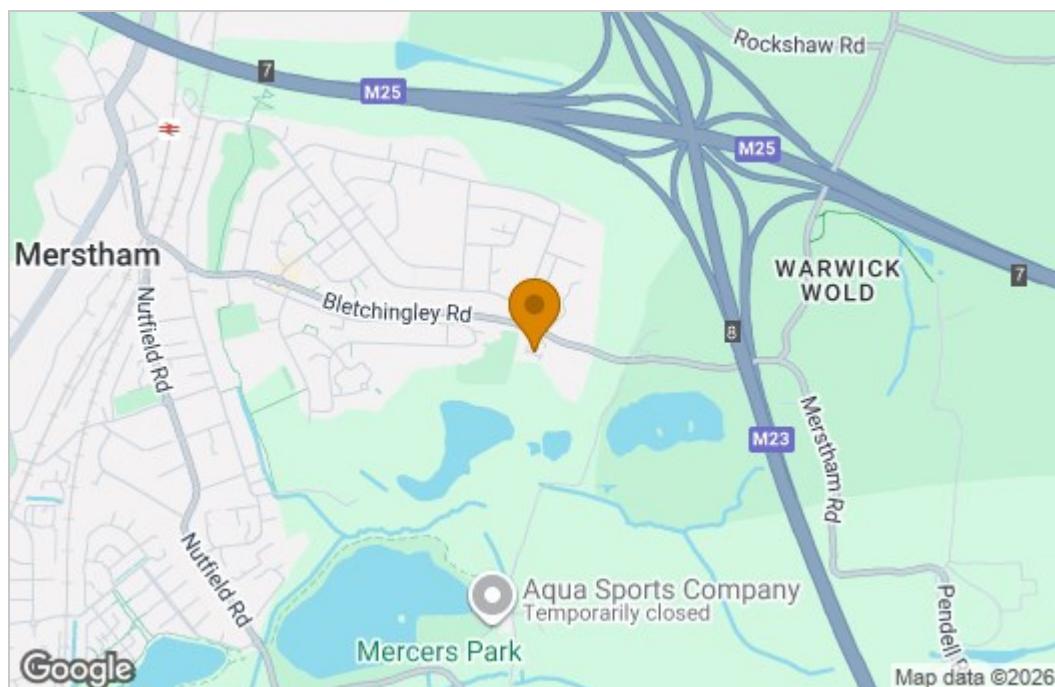
#### **SERVICE/MAINTENANCE CHARGE:**

Around £700 per annum to include sewage pump station, insurance, communal areas and maintenance.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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