THOMAS & MAY

ESTATE AGENTS

19 Endsleigh Road, Redhill, RH1 3LX

Guide Price £460,000

An attractive three bedroom cottage style property with original features throughout, recently re-fitted 14' kitchen/breakfast room, 14' sitting room, separate 13' dining room, en-suite shower room, family bathroom, downstairs cloakroom, double glazed wooden sash windows and gardens to front and rear. Merstham Village offers local shops, amenities, schools and railway station with commuter services to London, Gatwick and the South Coast and the M23/25 provides motorway links to London, Gatwick and Heathrow Airports.

DOUBLE GLAZED FRONT DOOR
Leading through to:

ENTRANCE HALL
Wood flooring, stairs to first floor landing, radiator, coved ceiling, spotlights, smoke alarm, thermostat for heating. Door to

SITTING ROOM 14'5" x 9'8" (4.39 x 2.95)
Front aspect double glazed wooden framed sash windows, double radiator, open feature fireplace, continuation of wood flooring, coved ceiling, down lighters, power points, fitted cupboard and shelves, Media point

DINING ROOM 13'0" x 12'3" (3.96 x 3.73)
Rear aspect glazed window, radiator, continuation of wood flooring, double radiator, feature fireplace, coved ceiling, power points, door to:

GROUND FLOOR CLOAKROOM
Comprising low level WC, inset wash hand basin, chrome style mixer tap and tiled splash back, tiled floor, extractor fan.

KITCHEN/BREAKFAST ROOM 14'8" 13'0" (max measurements) (4.47 3.96 (max measurements))
A range of recently fitted wall mounted and base level units, square edge work surface, integrated electric induction hob, integrated electric oven and electric grill, modern sink, space and plumbing for dishwasher, space and plumbing for washer/dryer, space for fridge-freezer. rear aspect double glazed wooden windows overlooking rear garden, tiled walls, tiled floor, wall mounted cupboard housing wall mounted boiler, power points, double panelled radiator, downlighters.
BREAKFAST AREA
Rear aspect double glazed UPVC patio doors giving access to decking, patio and rear garden, continuation of tiled floor, conservatory style roof.

FIRST FLOOR LANDING
Access to loft via hatch, continuation of wood flooring, coved ceiling, power points.

FRONT BEDROOM 13'0" x 12'1" (3.96 x 3.68)
Front aspect wooden double glazed sash windows, double radiator, continuation of wood flooring, downlighters, coved ceiling, power points, Door to:

EN-SUITE SHOWER
Suite comprising shower cubicle with tiled walls, vanity unit with chrome style tap and inset wash hand basin, wall mounted mirror, extractor, downlighters, tiled floor

BEDROOM 2 12'2" x 9'11" (3.71 x 3.02)
Continuation of wood floor, rear aspect double glazed wooden framed sash window overlooking rear garden. Radiator, power points, dado rail, coved ceiling, fitted cupboard with shelving, dimmer switch.

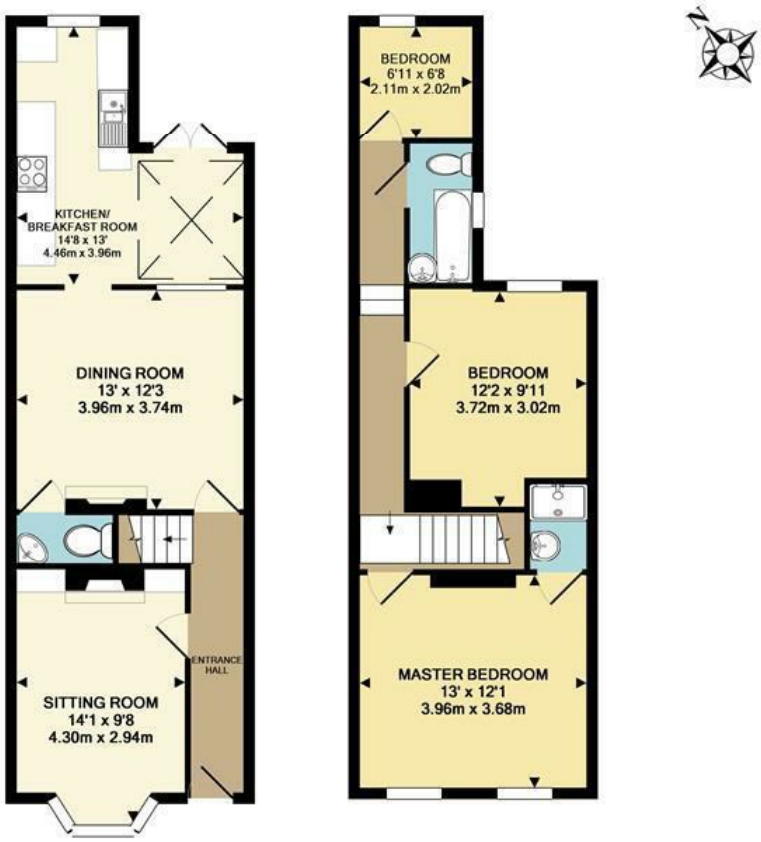
BEDROOM 3 6'11" x 6'8" (2.11 x 2.03)
Continuation of wood floor, rear aspect double glazed wooden framed sash window, power points, radiator

FAMILY BATHROOM
A white three piece suite comprising pedestal wash hand basin, low level w.c., roll top bath with Victorian style mixer tap and shower attachment, side aspect Upvc double glazed window, tiled floor, tiled walls, heated towel rail.

OUTSIDE REAR GARDEN
Decking, patio, rear access, fencing, mature shrubs, seating area.

FRONT GARDEN
Shingled area, path leading to front door.

Floor Plan



TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.7 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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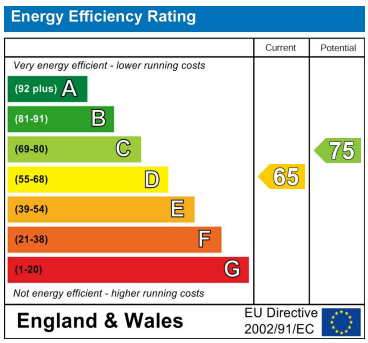
Area Map

Energy Efficiency Graph



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