



**4 Devon Road, Merstham, RH1 3EU**  
**Offers In Excess Of £700,000**

A four bedroom semi detached property extended by the current owners offering 25' x 20' open plan dining room/kitchen, the kitchen area has been recently re-modelled with modern units, integrated appliances and centre island with space for seating, separate 14' x 11' living room, cloakroom, utility, three bedrooms and family bathroom to the first floor and 17' x 12' top floor bedroom. There are gardens to front and rear and block paved driveway providing off street parking. The property is situated in a sought after cul-de-sac location in the popular South Merstham area with a good choice of schools and Merstham mainline railway station with good commuter links to London, Gatwick and the South coast. Vendors suited.



## **GLAZED DOOR**

Leading through to:

## **ENTRANCE PORCH**

Front aspect glazed windows, tiled floor, sensor light. Wooden front door leading to:

## **ENTRANCE HALL**

Front aspect glazed window, stairs leading to first floor landing, wood flooring, dado rail, thermostat for heating, radiator, down-lighters, smoke alarm, power points, media point, understairs storage cupboard, door to dining room/kitchen, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, continuation of wood flooring, vanity unit with inset wash hand basin with chrome style mixer tap and tiled splash-back, radiator, side aspect obscured Upvc double glazed window, extractor, down-lighters.

## **LIVING ROOM 14'6 x 11'6 (4.42m x 3.51m)**

Front aspect double glazed square bay window, radiator, feature fireplace, fitted cupboard with shelving, power points, dado rail, dimmer switch.

## **DINING ROOM/KITCHEN 25'9 x 20'1 (7.85m x 6.12m)**

### **DINING AREA:**

Rear aspect double glazed full width sliding doors leading to rear garden, continuation of wood flooring, sky-light window, rear aspect Upvc double glazed window overlooking rear garden, front aspect Upvc double glazed window, thermostat for central heating, power points, down-lighters.

### **KITCHEN AREA:**

A recently re-modelled range of wall mounted and base level units, quartz work surface, Butler style sink with Victorian style mixer tap, integrated Neff Induction ceramic hob, integrated double oven, integrated fridge/freezer, centre island with integrated wine cooler fridge and integrated dishwasher, continuation of quartz work surface, down-lighters, power points, continuation of wood flooring, modern vertical radiator, smoke alarm, dimmer switches, door to:

## **UTILITY ROOM**

Space and plumbing for washing machine and tumble dryer, side aspect obscured double glazed window, power points, continuation of wood flooring.

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

Side aspect Upvc double glazed window, dado rail, smoke alarm, door to:

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, vanity unit with inset wash basin and mixer tap, moulded bath with mixer tap and separate shower

over bath, heated towel rail, part tiled walls, down-lighter, extractor, rear aspect obscured Upvc double glazed window.

## **REAR BEDROOM 11'9 x 9'3 (3.58m x 2.82m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, dado rail, power points, fitted cupboard, fitted wardrobe with hanging space.

## **FRONT BEDROOM 15'0 x 11'9 (4.57m x 3.58m)**

Front aspect Upvc square bay double glazed window, radiator, power points, dado rail.

## **BEDROOM 3 8'9 x 7'0 (2.67m x 2.13m)**

Front aspect Upvc double glazed window, radiator, power points, dado rail.

## **STAIRS LEADING TO TOP FLOOR LANDING**

Loft hatch, door to storage cupboard, door to:

## **BEDROOM 17'3 x 12'1 (5.26m x 3.68m)**

Front aspect Velux style sky-light window, rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, eaves storage, cupboard housing shelving.

## **OUTSIDE**

### **REAR GARDEN**

Area of decking, area of lawn, fencing, side access with outside lighting, timber built sheds, outside lighting.

### **FRONT GARDEN**

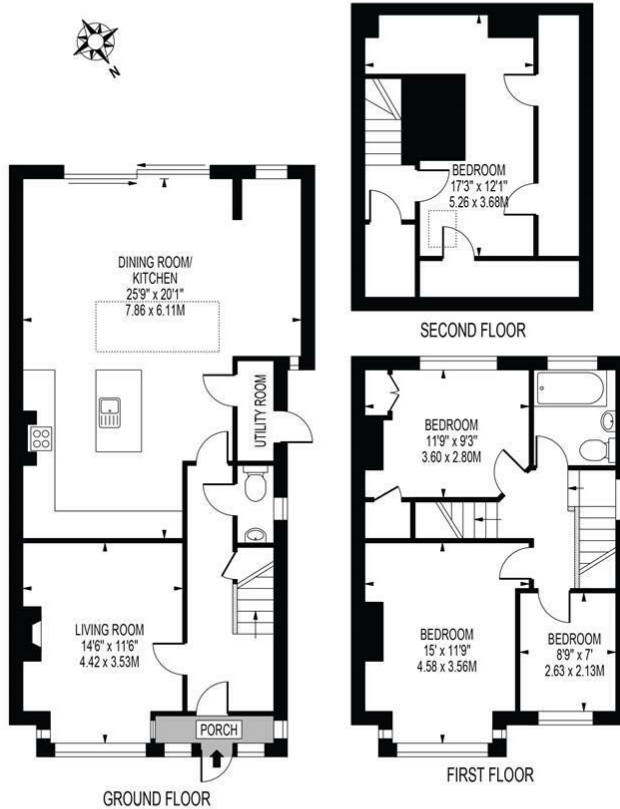
Block paved driveway providing OFF STREET PARKING, hedgerow, outside lighting.

## **COUNCIL TAX BAND E**

# Floor Plan

## DEVON ROAD, MERSTHAM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1522 SQ FT - 141.35 SQ M



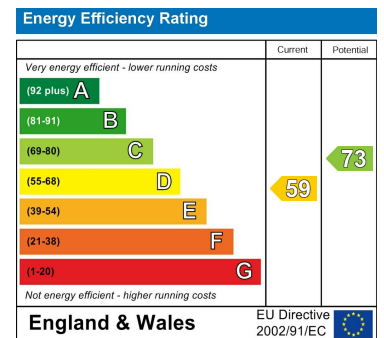
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# Area Map



# Energy Efficiency Graph



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