THOMAS & MAY

ESTATE AGENTS

81 Portland Drive, Merstham, RH1 3JB

Offers In Excess Of £400,000

A three bedroom terraced property offered to the market with solar heating, 13' x 13' reception room, 16' x 10' fitted kitchen, first floor family bathroom, annex/studio in rear garden with en-suite shower room, gardens to front and rear and off street parking for several vehicles. The property is within walking distance to local shops, schools and Merstham mainline railway station offering good commuter services to London, Gatwick and the South coast and the M23/25 can be accessed at the Hooley Interchange, Junction 7.

DOUBLE GLAZED FRONT DOOR
Leading through to:

ENTRANCE PORCH
Accessed via double glazed sliding patio doors, double glazed front door leading to:

ENTRANCE HALL
Wood style flooring, stairs leading to first floor landing, coved ceiling, cupboard housing fuse board, power point, door to:

RECEPTION ROOM 13'1 x 13'0 (3.99m x 3.96m)
Front aspect double glazed window, continuation of wood style flooring, power points, radiator, coved ceiling.

KITCHEN 16'1 x 10'10 (4.90m x 3.30m)
A range of wall mounted and base level units, roll top work surface, stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for freezer, integrated electric oven, integrated 4 ring gas hob, tiled walls, rear aspect double glazed window overlooking rear garden, rear aspect double glazed patio door giving access to rear garden, radiator, down-lighters, coved ceiling.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, rear aspect double glazed window overlooking rear garden, radiator, power points, coved ceiling, fitted cupboard, door to:

MAIN BEDROOM 13'0 x 11'5 (3.96m x 3.48m)
Front aspect double glazed window, radiator, power points, coved ceiling., recess area with shelving.

BEDROOM 2 13'0 x 9'9 (3.96m x 2.97m)
Front aspect double glazed window, radiator, power points, wood flooring.

BEDROOM 3 10'3 x 8'3 (3.12m x 2.51m)
Rear aspect double glazed window, radiator, power points.

FAMILY BATHROOM
A white three piece suite comprising low level WC, inset wash hand basin with chrome style mixer tap, moulded bath with mixer tap and shower attachment, tiled walls, radiator, rear aspect obscured double glazed window.

OUTSIDE

REAR GARDEN
Area of patio, side access, shingle, fencing, outside water tap, access to store, raised flower bed, access to:

ANNEX/STUDIO 10'8 x 8'9 (3.25m x 2.67m)
Power and light double glazed windows, front aspect door, door to:

EN-SUITE SHOWER ROOM
Comprising low level WC, inset wash hand basin with chrome style mixer tap, separate shower cubicle, medicine cabinet, side aspect and front aspect windows, extractor.

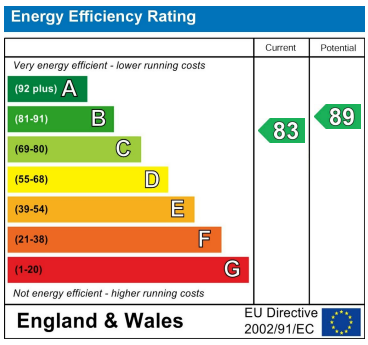
FRONT GARDEN
Pathway leading to front door, mainly laid to lawn, OFF STREET PARKING.

COUNCIL TAX BAND C

Floor Plan

Area Map

Energy Efficiency Graph



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