



28 Radstock Way, Merstham, RH1 3NG
Offers In Excess Of £450,000

An extended and extensively refurbished three bedroom property offered to the market with vendors suited, fitted kitchen, triple glazing and off street parking. The property is within walking distance to the local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Horley interchange Junction 7.

TRIPLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Front aspect Upvc obscured triple glazed windows, wood style flooring, stairs to first floor landing, cupboard housing fuse board, meter and storage, radiator with cover, coved ceiling, understairs storage cupboard, door to:

RECEPTION/DINING ROOM 21'2 x 13'0 (6.45m x 3.96m)

Front aspect Upvc triple glazed windows, radiator, continuation of wood style flooring, fitted cupboards and shelving with integrated TV, power points, coved ceiling.

DINING AREA:

Continuation of wood style flooring, coved ceiling, power points, vertical radiator, archway leading to:

KITCHEN 9'5 x 9'0 (2.87m x 2.74m)

A modern kitchen with a range of wall mounted and base level units, square wooden work surface, sink with mixer tap, integrated electric double oven with electric induction hob, tiled walls, power points, American style fridge/freezer, larder cupboard, sensor lighting, continuation of wood style flooring, cupboard housing boiler, rear aspect Upvc triple glazed window overlooking decking and rear garden, rear aspect Upvc triple glazed door giving access to decking and rear garden.

ARCHWAY FROM DINING AREA

Leading to:

PLAYROOM 9'3 x 9'2 (2.82m x 2.79m)

Rear aspect triple glazed patio doors giving access to decking and rear garden, side aspect triple glazed window, continuation of wood style flooring, fitted cupboard with shelving, vertical radiator, skylight windows, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, storage cupboard with wooden shelving and power points, door to:

FAMILY BATHROOM

A three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin with chrome style mixer tap, moulded bath with separate shower over bath, tiled walls, tiled floor, rear aspect triple glazed obscured window, chrome heated towel rail.

MAIN BEDROOM 13'1 x 12'2 (3.99m x 3.71m)

Front aspect triple glazed windows, radiator, power points, double fitted wardrobes with hanging rail and shelving, wall mounted lights, down-lighters, coved ceiling.

BEDROOM 2 13'9 x 8'8 (4.19m x 2.64m)

Rear aspect triple glazed windows, radiator with cover, power points.

BEDROOM 3 9'4 x 8'3 (2.84m x 2.51m)

Front aspect triple glazed window, radiator, power points, down-lighters, fitted cupboard with shelving, wood style flooring.

OUTSIDE

REAR GARDEN

Area of level decking giving access to patio and rear garden, outside water tap, side access.

UTILITY ROOM 8'0 x 5'9 (2.44m x 1.75m)

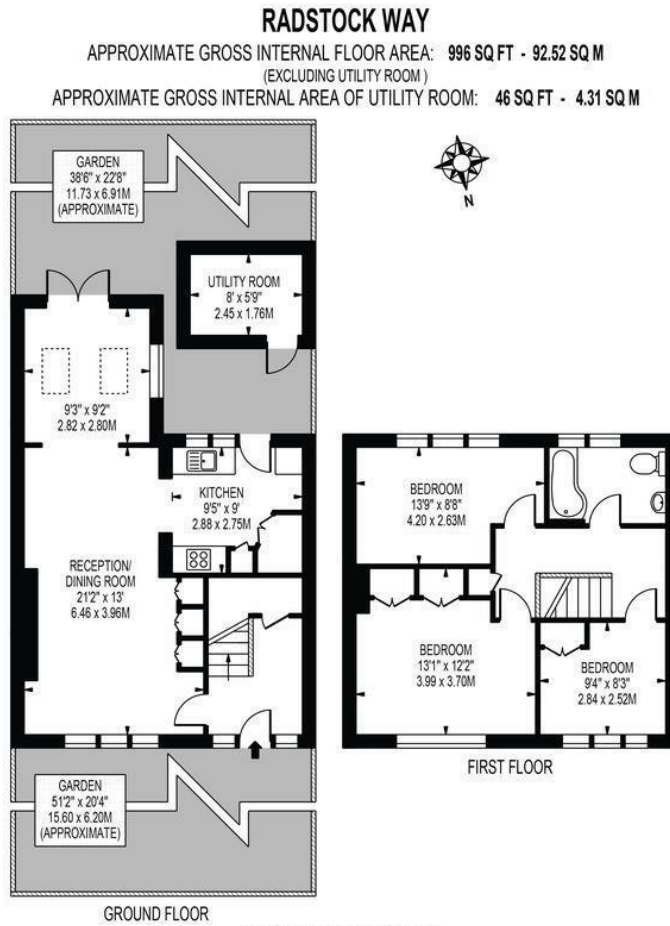
With space and plumbing for washing machine and tumble dryer, shelving, separate fuse board and power.

FRONT GARDEN

OFF STREET PARKING.

COUNCIL TAX BAND C

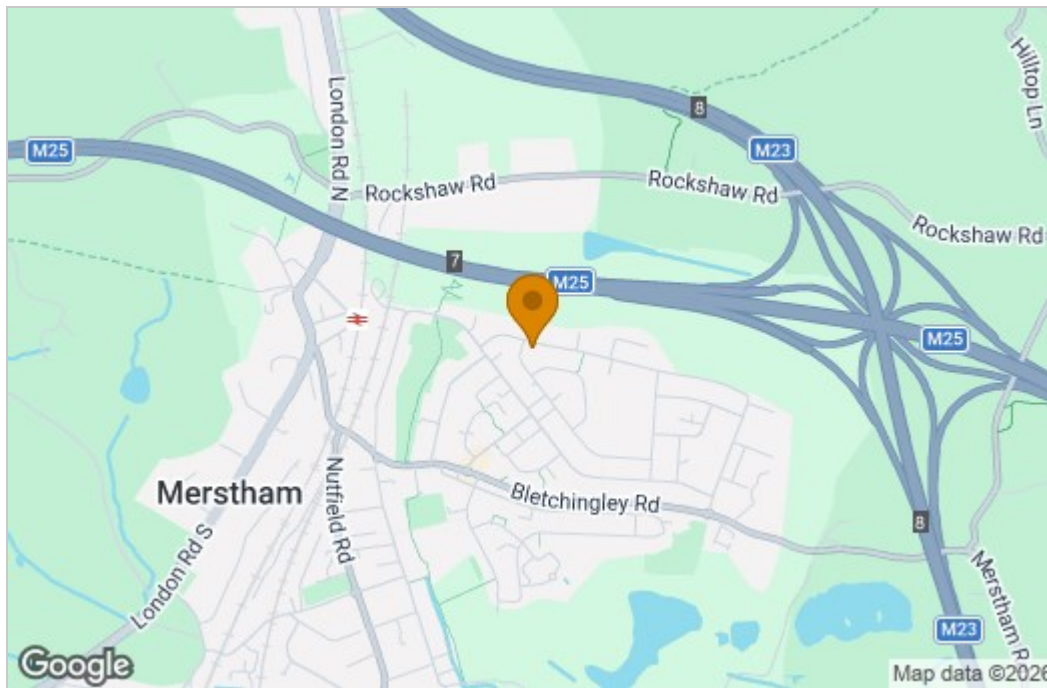
Floor Plan



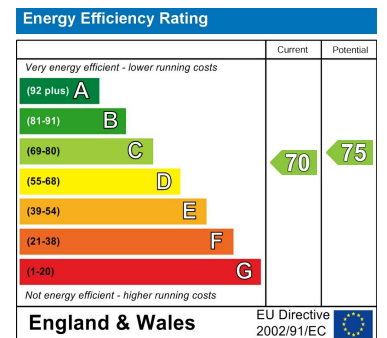
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.