



**63a Portland Drive, Merstham, RH1 3JB**  
**£1,995**

AVAILABLE MARCH - Newly built two bedroom house offered to the market with integrated kitchen/breakfast room with dishwasher, ceramic hob, washing machine, integrated fridge/freezer, sitting room, downstairs cloakroom, air source heat pumps, solar panels for reduced electricity bills, underfloor heating on ground floor, family bathroom, power points with USB points, sky-light windows, Bi-Fold doors, rear access, garden studio with power and internet connection, stone paved pathway, patio, electric car charger point.



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>99</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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