



## 62 Brook Road, Merstham, RH1 3EJ

### Offers In Excess Of £500,000

An extended and refurbished semi detached property offered to the market with bright and spacious 20' x 18' kitchen/dining room/conservatory, 18' x 11' sitting room, downstairs cloakroom, three good sized bedrooms, family bathroom with Aqualisa electronic temperature controllers on both bath and shower with one button control, landscaped rear garden and off street parking for two cars. The property benefits from full redecoration and new carpets throughout, underfloor heating, full fibre ethernet connection to 2 rooms, ideal for working from home and NO ONWARD CHAIN. The vendors have advised that the roof has new hip tiles, new ridge tiles and new felting plus new chimney lead-flashing. Walking distance to Merstham mainline railway station providing good commuter links to London. Gatwick Airport and Brighton. VIEWING IS HIGHLY RECOMMENDED.

## **UPVC DOUBLE GLAZED DOOR**

Leading through to:

## **ENTRANCE PORCH**

With step-up and shoe cupboard, front aspect and side aspect UPVC double glazed windows overlooking front garden, wall-mounted heater, sensor light, cupboards housing shelving, automatic down-lighter, door to:

## **ENTRANCE HALL**

Stairs leading to first floor landing, front aspect UPVC double glazed window, smoke alarm, radiator, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low-level WC, inset wash hand basin with tiled splash-back, and chrome style mixer tap, side aspect UPVC obscured double glazed window, door to understairs cupboard housing gas meter, electric meter and electric fuse board.

## **KITCHEN/DINING ROOM/CONSERVATORY 20'0 x 18'9 (6.10m x 5.72m)**

### **KITCHEN AREA:**

A range of wall mounted and base level units, square edge granite work surface, electric stove, gas wok hob, double oven, built-in dishwasher, built-in washing machine, double sink, automatic skirting lighting, under unit downlighting, power points, underfloor heating, tiled walls, side aspect and rear aspect UPVC double glazed windows, rear aspect UPVC double patio doors giving access to stone patio and rear garden.

### **DINING AREA:**

Power points, windows overlooking garden, built-in seating, large banquette storage area, Karndean flooring, archway to:

### **CONSERVATORY:**

Large bore piping, high water pressure, new boiler, Hive heating controllable by app, underfloor heating controllable by Ebecco mobile phone app, power and switched spur ready for electric conservatory blinds to be installed.

## **SITTING ROOM 18'0 x 11'5 (5.49m x 3.48m)**

Front aspect UPVC double glazed windows overlooking front garden, double radiator, a range of fitted furniture comprising large built-in bookshelf and storage cupboards with TV space and full ethernet connection, wall uplighters, full winter-backed curtains, working open fireplace and wood storage area, wall-mounted lights, power points, down-lighters, media point, internet cable point.

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

Side aspect UPVC obscured double glazed window, access to loft via hatch, smoke alarm, radiator, door to:

## **MAIN BEDROOM 11'5 x 9'5 (3.48m x 2.87m)**

Rear aspect UPVC double glazed windows overlooking rear garden and open parkland to the rear, radiator, power points, dimmer switch.

## **BEDROOM 2 9'10 x 8'7 (3.00m x 2.62m)**

Front aspect UPVC double glazed window, radiator, power points, ethernet connection cable point, built-in desk with storage and hanging rail, ideal for home office or study.

## **BEDROOM 3 10'0 x 8'0 (3.05m x 2.44m)**

Rear aspect UPVC double glazed window, radiator, power points, ethernet connection cable point.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, panel enclosed bath with centre drainer and Aqualisa electronic temperature controllers on both bath and shower with one button control, extractor fan, down-lighters, front aspect UPVC obscured double glazed window, heated towel rail, vanity unit with inset wash hand basin and chrome style mixer tap, tiled walls.

## **OUTSIDE**

### **LANDSCAPED REAR GARDEN**

With terrace, dropped trampoline, greenhouse and path, specimen trees including Cotinus, Snake's Bark Acer, Koto-no-ito Dwarf Acer, Palmatum Dissectum Acer, Rare Dwarf Weeping Copper Beech, Espalier fruit trees including apple, cherry, plum, flat peach and pear, mature blackcurrant bush, wild strawberries, cultivated blackberries, Tay berries, English border, area of stone paved patio, outside water tap and full length hose with reel, outside power point, outside lighting, side access with block paved pathway, lawn, mature shrubs and flower borders, further area of stone patio, close board fencing. Overlooking open parkland.

## **GARDEN STORE/SHED 10'0 x 7'10 (3.05m x 2.39m)**

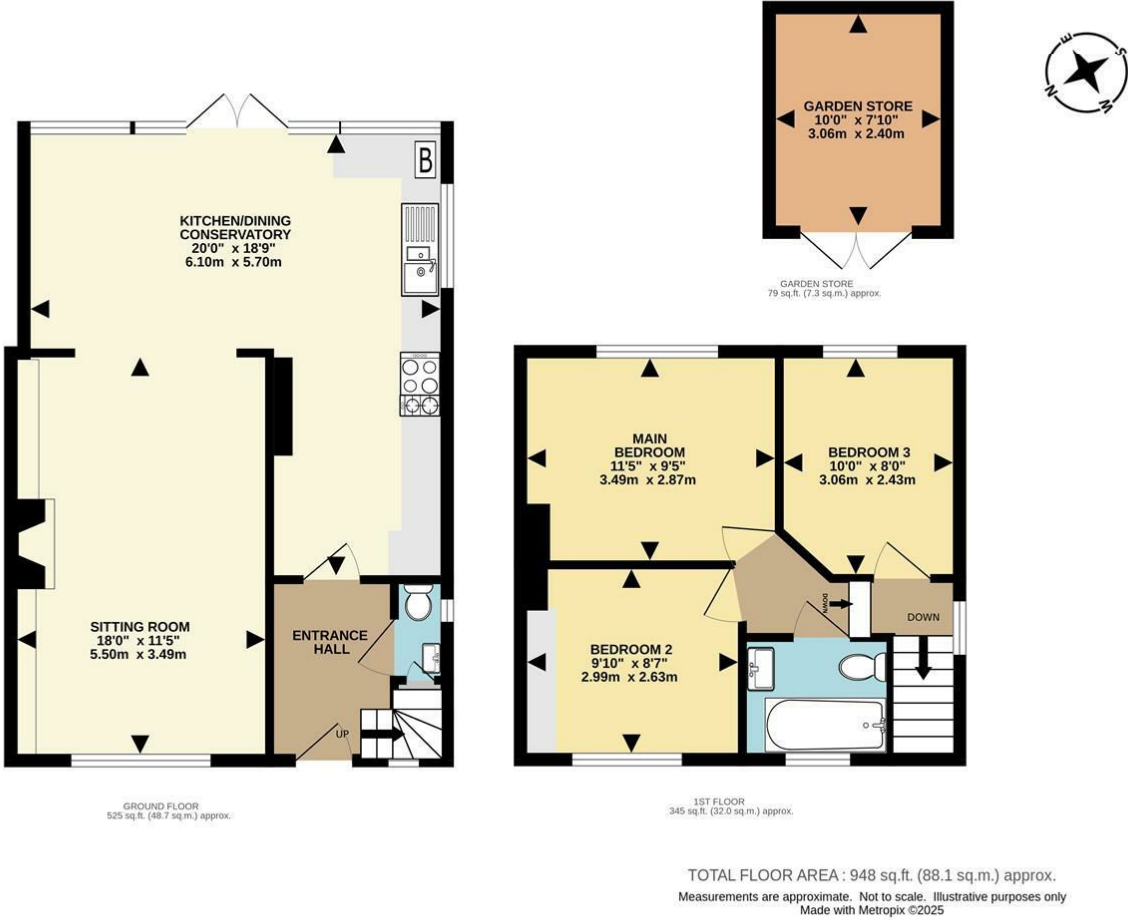
With lighting and mains power.

## **FRONT GARDEN**

Flower border, block paved driveway providing OFF STREET PARKING for two vehicles.

## **COUNCIL TAX BAND C**

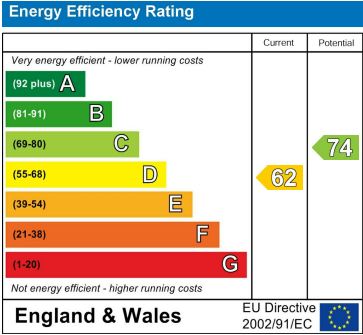
Floor Plan



Area Map



Energy Efficiency Graph



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