



9 ORPIN ROAD, MERSTHAM, SURREY, RH1 3EX

£675,000

FREEHOLD

*** STYLISH DETACHED HOME IN A QUIET RESIDENTIAL STREET, WITH A DRIVEWAY AND A BEAUTIFUL GARDEN ***

Located in a highly popular location, within easy reach of a range of schools, direct train links to London and some outstanding countryside, this detached family home is not to be missed.

To the front there is a block driveway, offering ample parking for two cars, as well as access to the attached garage. You have a double glazed porch, beyond which is a spacious entrance hall, with storage under the stairs and a WC. The living space is a versatile, open plan arrangement, with a double glazed bay window to the front, and double doors through to a good size conservatory. There is a separate kitchen, complete with granite work surfaces, a side access door and a great view out to the garden. Upstairs you have a landing with loft access and a double glazed window to the side. Two of the bedrooms are generous doubles, with a good size single as the third bedroom and a well appointed shower room.

The rear garden is a beautiful space, mature and well maintained with a brick built home office, timber sheds and a summer house, tucked away in a secluded spot at the foot of the garden.

Nearby there is a parade of local shops, as well as a Tesco express just around the corner. You have some stunning countryside right on your doorstep, with a watersports centre close by and some lovely country pubs. There are a number of excellent schools for a range of ages within easy reach of Orpin Road, in addition to bus routes connecting to Redhill town centre, and a mainline train station with services to central London in around half an hour.

- GREAT LOCATION
- DRIVEWAY
- THREE BEDROOMS
- CONSERVATORY
- COUNCIL TAX BAND: E
- LOVELY GARDEN
- OUTBUILDINGS
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- EPC RATING: D





ROOM DIMENSIONS

ENTRANCE PORCH

5'09" x 2'09" (1.75m x 0.84m)

HALLWAY

7'0" x 15'05" (2.13m x 4.70m)

KITCHEN

7'01" x 13'06" (2.16m x 4.11m)

DINING ROOM

11'10" x 12'02" (3.61m x 3.71m)

LOUNGE

12'0" x 13'06" (3.66m x 4.11m)

CONSERVATORY

10'09" x 11'10" (3.28m x 3.61m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'0" x 13'07" (3.66m x 4.14m)

BEDROOM TWO

11'07" x 12'01" (3.53m x 3.68m)

BEDROOM THREE

7'0" x 8'01" (2.13m x 2.46m)

FAMILY BATHROOM

7'05" x 8'09" (2.26m x 2.67m)

OUTSIDE

DRIVEWAY

GARAGE

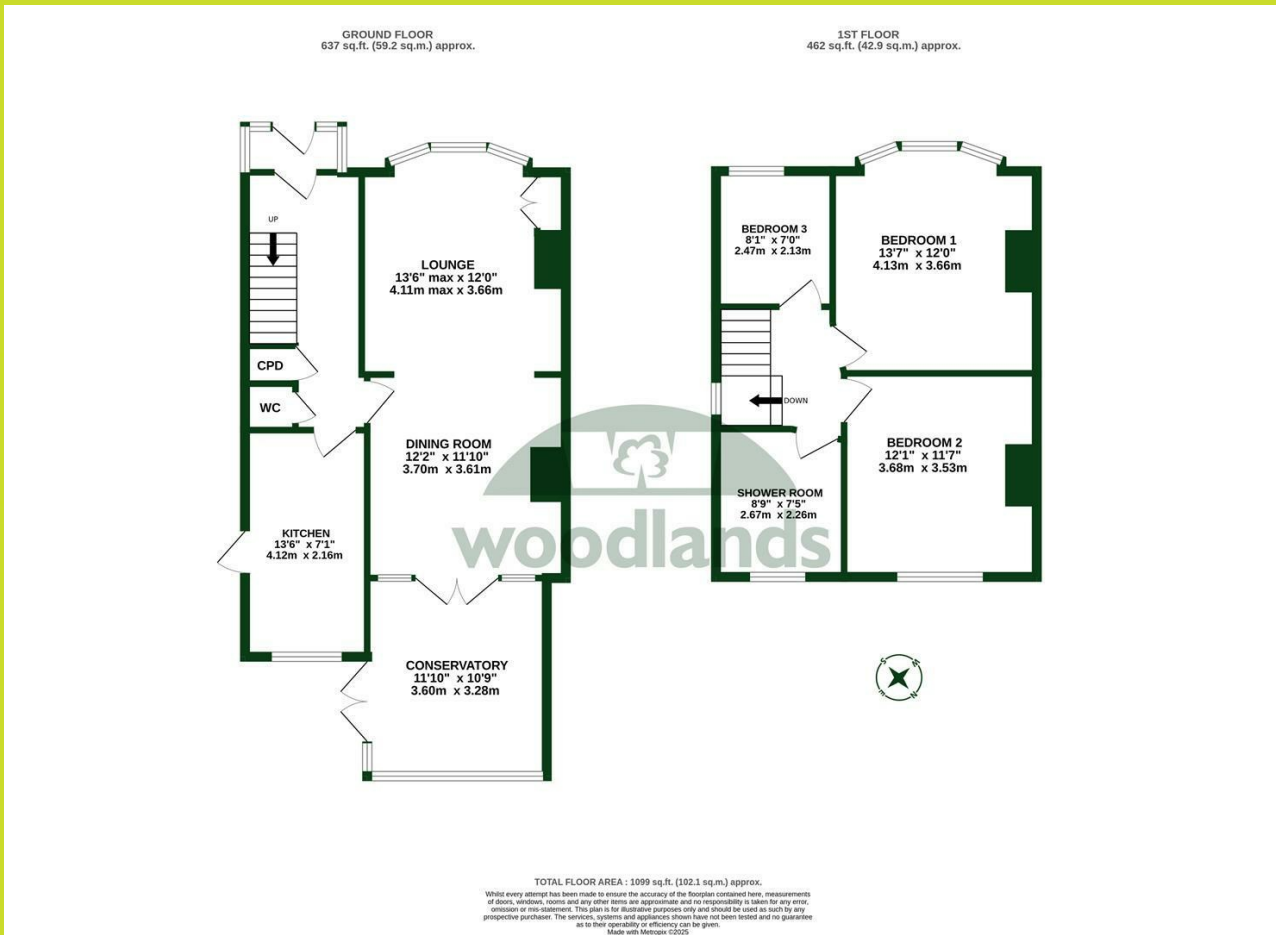
13'4 x 7 (4.06m x 2.13m)

REAR GARDEN

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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