



17 ASH CLOSE, MERSTHAM, SURREY, RH1 3HJ

**£350,000
LEASEHOLD**

***** IMMACULATE TWO BEDROOM GROUND FLOOR MAISONETTE WITH AN IMPRESSIVE PRIVATE GARDEN *****

Located in the quiet and popular South Merstham area, close to some beautiful Surrey countryside, this well presented, ground floor maisonette would make a superb first purchase or downsize.

Through the front door there is an entrance hall with built in storage and a door to the open plan lounge/dining room which has a double glazed window to the front, double glazed French doors to the garden and a wide arch to the modern, fitted kitchen. An inner hallway, which has ample built in storage, leads through to the two double bedrooms, both of which have fitted wardrobes, and a modern bathroom. The property benefits from gas central heating, double glazed windows, 132 years remaining on the lease and a garage en-block.

Outside there is a lovely, private garden that is 50ft wide and 20ft deep with both deck and lawn areas, as well as a handy brick store and a side access. You also have two open plan front garden areas to the left of the front door.

Nearby there is a range of local shops in a small parade including some food outlets, a news agent and chemist. In addition the highly regarded Watercolour development is within a short walk and has a Tesco express, as well as a lagoon and nature reserve with the added benefit of Mercers Park, which has water sports, just around the corner.

Merstham has mainline rail links into London as well as great local bus links connecting you to Redhill and Croydon town centres for when you need more extensive shopping facilities.

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|-----------------------|-----------------------|
| ■ QUIET LOCATION | ■ GROUND FLOOR |
| ■ MAISONETTE | ■ GARAGE EN BLOCK |
| ■ TWO BEDROOMS | ■ DOUBLE GLAZED |
| ■ LOUNGE/DINING ROOM | ■ EXCELLENT CONDITION |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

6'02" x 5'01" (1.88m x 1.55m)

LOUNGE/DINING ROOM

13'0 x 23'08" (3.96m x 7.21m)

KITCHEN

7'06" x 10'01" (2.29m x 3.07m)

INNER HALL

BEDROOM ONE

11'04" x 12'04" (3.45m x 3.76m)

BEDROOM TWO

9'05" x 10'08" (2.87m x 3.25m)

BATHROOM

5'08" x 7'08" (1.73m x 2.34m)

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

GARAGE IN A BLOCK

9'0 x 16'10" (2.74m x 5.13m)

COMMUNAL PARKING

LEASE: 135 YEARS FROM 2019

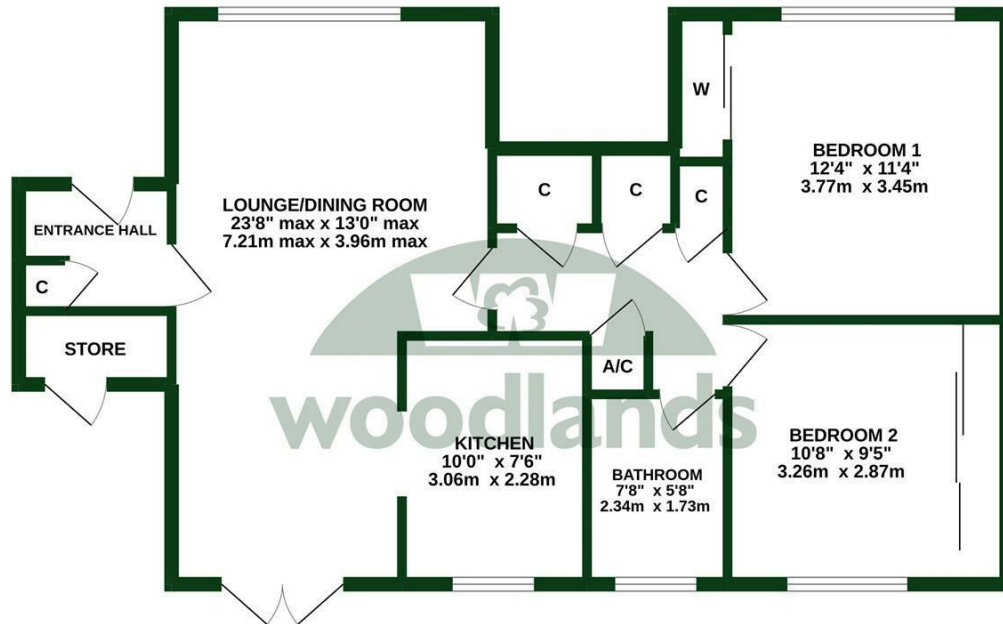
GROUND RENT: £250 PER ANNUM

BUILDING INSURANCE: £500 PER ANNUM

SERVICE CHARGE: AS AND WHEN



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(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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