



**19 TAYNTON DRIVE, MERSTHAM, SURREY, RH1 3PX**  
**£395,950**  
**FREEHOLD**

Bright and spacious, two double bedroom house that is a real must see. Offering the benefits of no onward chain, a private driveway and a west facing garden.

Taynton Drive is a popular road with easy reach of local shops, highly regarded schools and some wonderful green spaces.

To the front of the house there is off road parking for one car, and access to the covered side passage. Through the front door there is an entrance hall with stairs to the first floor, beyond the hall you have a generous living room which in turn has a door to a kitchen/dining room, that has a large cupboard under the stairs and a door to the 40ft, west facing garden. Upstairs there is a landing with an airing cupboard and loft access. To the front there is a large double bedroom, with a built in wardrobe and storage cupboard. At the rear is another double bedroom and a family bathroom.

The rear garden is a sunny, westerly aspect, with both lawn and patio areas, a shed, fenced boundaries, and a gate to the covered side passage.

Nearby there are a number of local shops, including a Co-op, some food outlets and a library. Merstham Recreation Ground, which has recently undergone an extensive upgrade, is accessed off the neighbouring street, as is Merstham Football Club. You have a mainline train station just 15 minutes walk away, which offers direct trains into central London, and is within the Oyster card zone. In addition, junction 8 of the M25 is only a short drive away, all meaning this property is extremely well connected.

- **TWO DOUBLE BEDROOMS**
- **WEST FACING GARDEN**
- **GARDEN ACCESS**
- **SHOPS NEARBY**
- **COUNCIL TAX BAND: C**
- **KITCHEN/DINING ROOM**
- **DRIVEWAY**
- **CLOSE TO SCHOOLS**
- **NO CHAIN**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
4'8 x 4'2 (1.42m x 1.27m)

**LOUNGE**

**KITCHEN/DINING ROOM**  
16'5 x 8'5 (5.00m x 2.57m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
15'4 x 10'8 (4.67m x 3.25m)

**BEDROOM TWO**  
11'5 x 10'0 (3.48m x 3.05m)

**BATHROOM**  
11'5 x 10'0 (3.48m x 3.05m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

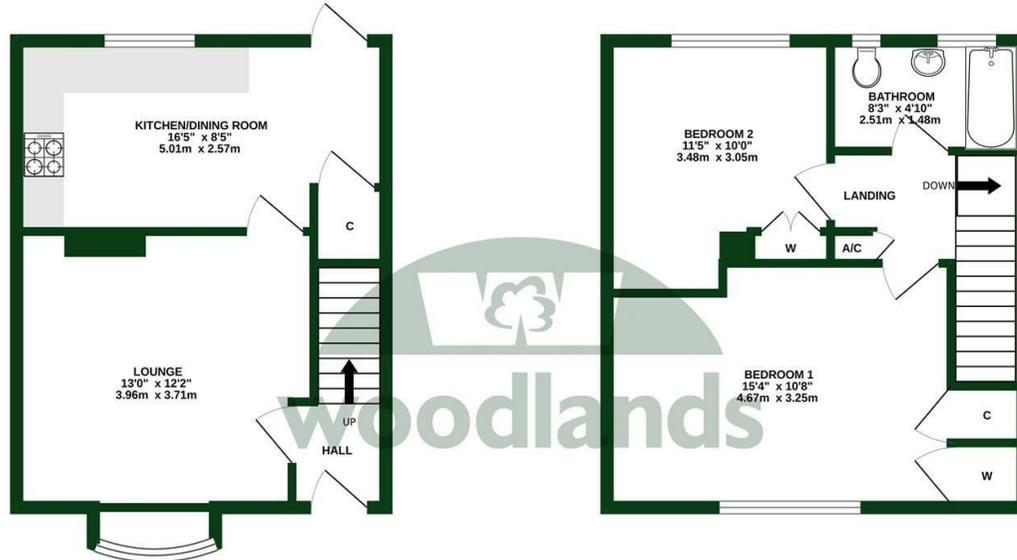
**REAR GARDEN**

**DRIVEWAY WITH PARKING FOR ONE CAR**



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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