



woodlands

80 BROOK ROAD, MERSTHAM, SURREY, RH1 3EJ
OFFERS IN EXCESS OF £425,000
FREEHOLD

*** SPACIOUS THREE BEDROOM HOUSE WITH OFF ROAD PARKING, LOCATED CLOSE TO SCHOOLS AND TRANSPORT LINKS ***

Built in the 1950's, this extended terraced house is conveniently located within easy reach of local shops, highly regarded schools and mainline rail services direct to London.

To the front there is a double glazed porch which leads to a spacious entrance hall. You have a lounge with a fireplace and a large double glazed window, there is a shower room on the ground floor, then at the rear a dining room and separate fitted kitchen, which has direct access to the garden. On the first floor there is a landing with an airing cupboard, loft access and a double glazed window to the rear. You have three good size bedrooms, all of which have fitted air conditioning units offering hot and cold air, there is also a modern family bathroom.

Outside there is off road parking for two cars at the front, a covered access way that leads onto the well maintained rear garden, which is laid to lawn with a patio area, fenced boundaries and two out buildings, one of which benefitting from power. In addition there is a rear access gate which lets onto a large park. You also have solar panels which have charging cells.

Merstham train station is only minutes away on foot, from there you can reach London Bridge in 29 minutes, and also the south coast in under an hour. There is a parade of shops, including a Co-op, a similar distance away with a doctors surgery opposite. In addition, Redhill town centre, with its wide range of shops and amenities, can be found less than two miles away.

- SPACIOUS HOME
- THREE GOOD SIZE BEDROOMS
- A/C ON FIRST FLOOR
- SOLAR PANELS
- COUNCIL TAX BAND: C
- OFF ROAD PARKING
- LOUNGE AND DINING ROOM
- LARGE KITCHEN
- CLOSE TO TRANSPORT
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE PORCH
5'06" x 2'08" (1.68m x 0.81m)

ENTRANCE HALL
6'0" x 9'8" (1.83m x 2.95m)

LOUNGE
13'04" x 12'05" (4.06m x 3.78m)

DINING ROOM
16'05" x 9'05" (5.00m x 2.87m)

KITCHEN
16'09" x 7'0" (5.11m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'08" x 11'11" (3.56m x 3.63m)

BEDROOM TWO
10'0" x 13'09" (3.05m x 4.19m)

BEDROOM THREE
8'09" x 8'07" (2.67m x 2.62m)

BATHROOM
6'10" x 5'08" (2.08m x 1.73m)

OUTSIDE

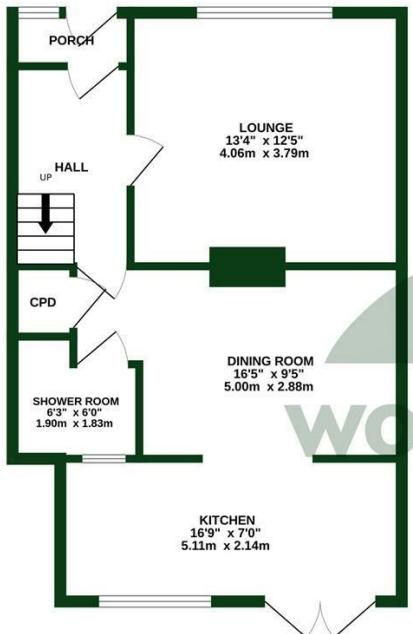
OFF ROAD PARKING

REAR GARDEN

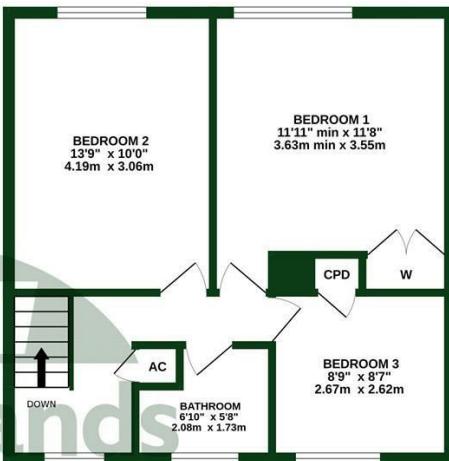
TWO OUTBUILDINGS



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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.
Made with Meriton v2.02



woodlands

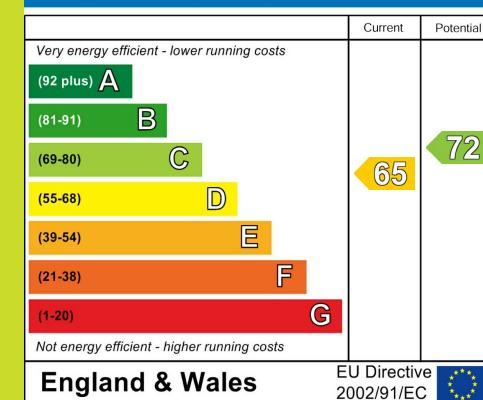
OnTheMarket.com

rightmove

Zoopla



Energy Efficiency Rating



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.