



6 SERPENTINE GREEN, MERSTHAM, SURREY, RH1 3JJ

£325,000

**MID TERRACE FAMILY HOME IN SOUGHT AFTER LOCATION
IDEAL FOR LOCAL SCHOOLS**

Situating fronting a small green in a popular residential location this three bedroom family home is perfectly located for the well regarded local schools and is only about half a mile to Merstham mainline railway station. In addition, the local amenities include shops, takeaways, doctors and library, as well as plenty of open spaces for walks and recreation.

The house itself has a welcoming entrance hall and a dual aspect 21ft lounge/diner. There is a refitted contemporary kitchen which has a door out to the private rear garden. Upstairs there are three bedrooms, a shower room and separate wc.

Outside there is a front garden mainly laid to lawn and a side access passage that leads to the rear garden which has a patio area, lawn and numerous shrubs.

The property is available with no onward chain, has double glazed windows and is gas heated to radiators. An internal viewing is available, contact Woodlands now so as not to miss out.

- MID TERRACE
- REFITTED KITCHEN
- STATION & SHOPS NEARBY
- GAS HEATING
- 40FT REAR GARDEN
- 21FT LOUNGE/DINER
- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

21'0 x 10'10(max) (6.40m x 3.30m(max))

KITCHEN

9'8 x 7'4(max) (2.95m x 2.24m(max))

BEDROOM ONE

12'5 x 10'6 (3.78m x 3.20m)

BEDROOM TWO

10'10 x 8'5 (max) (3.30m x 2.57m (max))

BEDROOM THREE

8'3 x 8'1 (2.51m x 2.46m)

SHOWER ROOM

5'6 x 5'1 (1.68m x 1.55m)

SEPARATE WC

5'6 x 2'5 (1.68m x 0.74m)

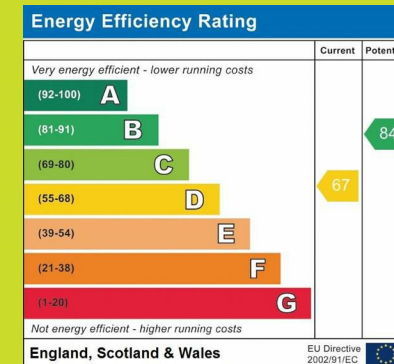
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE REAR GARDEN

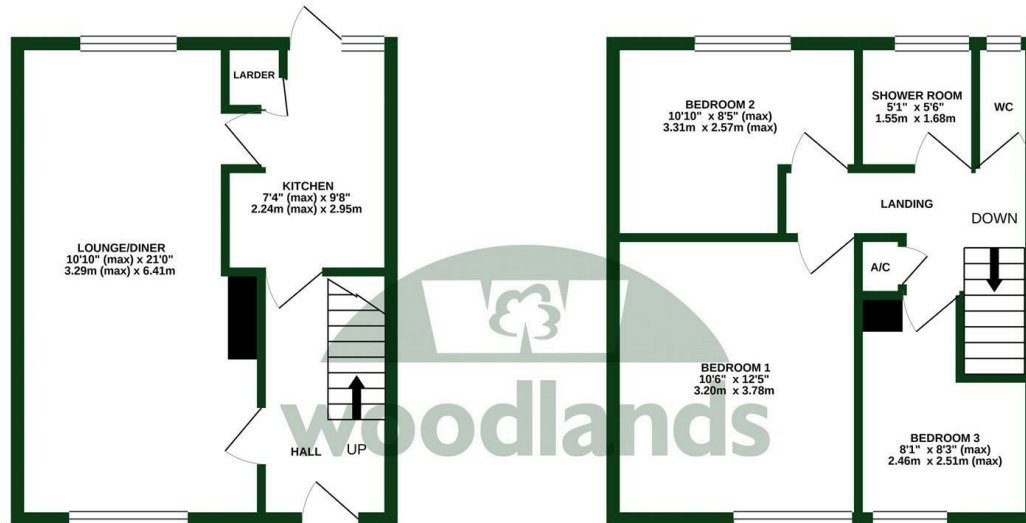
COUNCIL TAX BAND: C





GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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.
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