



202 RADSTOCK WAY, MERSTHAM, SURREY, RH1 3NS

£575,000  
FREEHOLD

\*\*\* SPACIOUS FOUR BEDROOM FAMILY HOME WITH A LARGE GARDEN AND DRIVEWAY, LOCATED CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS \*\*\*

This large, four bedroom semi detached house, is located in a popular area close to a selection of schools, shops and some lovely green spaces.

The property has an entrance porch which opens into a large hallway, that has built in storage and a cloakroom. There is an open plan lounge/dining room with a bay window to the front and sliding doors to a conservatory. You also have a kitchen/breakfast room that has built in storage and a side door leading onto the garden. Upstairs there is a landing with loft access, a family bathroom and four bedrooms, all of which have built in storage and will accommodate a double bed.

Outside you have a driveway for a couple of cars and a larger than average single garage that has an up and over door as well a pedestrian door to the rear, in addition there is a front garden which is laid to lawn.

A side gate leads to a courtyard area where you have a door to the kitchen/breakfast room as well as the pedestrian access to the garage, which itself has power and light. To the rear there is a large and mature, westerly aspect garden that measures around 105ft by 40ft and has a selection of trees as well as both lawn and patio areas.

Due to recent local regeneration there is a parade of shops nearby with both Londizz and Co-op stores, and a library with a coffee shop, in addition there are a few food outlets. Merstham mainline train station can be found less than a mile away and offers direct trains to London and Gatwick.

- SPACIOUS HOME
- LOUNGE/DINING ROOM
- CONSERVATORY
- LARGE GARDEN
- COUNCIL TAX BAND: E

- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- EPC RATING: TBC



**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
7'7 x 3'4 (2.31m x 1.02m)

**ENTRANCE HALL**  
13'11 x 7'5 (4.24m x 2.26m)

**CLOAKROOM**  
5'3 x 4'2 (1.60m x 1.27m)

**LOUNGE**  
14'2 x 11'0 (12'4 max) (4.32m x 3.35m (3.76m max))

**DINING ROOM**  
13'0 x 9'2 (3.96m x 2.79m)

**KITCHEN/BREAKFAST ROOM**  
15'1 x 12'8 (4.60m x 3.86m)

**CONSERVATORY**  
11'4 x 10'8 (3.45m x 3.25m)

**BEDROOM ONE**  
13'3(max) x 10'10 (4.04m(max) x 3.30m)

**BEDROOM TWO**  
13'3(max) x 9'6 (4.04m(max) x 2.90m)

**BEDROOM THREE**  
9'10 x 8'0 (3.00m x 2.44m)

**BEDROOM FOUR**  
8'11 x 7'4 (2.72m x 2.24m)

**FAMILY BATHROOM**  
6'9 x 6'3 (2.06m x 1.91m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**105FT WEST FACING REAR GARDEN**

**GARAGE**  
15'11 x 9'0 (4.85m x 2.74m)

**OFF ROAD PARKING FOR TWO CARS**





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## Energy Efficiency Rating

Rating	Current (x-axis)	Potential (y-axis)
A (92 plus)	100	83
B (81-91)	95	83
C (69-80)	85	83
D (55-68)	75	68
E (39-54)	65	68
F (21-38)	55	68
G (1-20)	40	68

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