



202



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.

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|------------------------------|---------------------------------|
| ■ SPACIOUS HOME | ■ FOUR BEDROOMS |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN/BREAKFAST ROOM |
| ■ CONSERVATORY | ■ DOWNSTAIRS WC |
| ■ LARGE GARDEN | ■ DRIVEWAY AND GARAGE |
| ■ COUNCIL TAX BAND: E | ■ 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

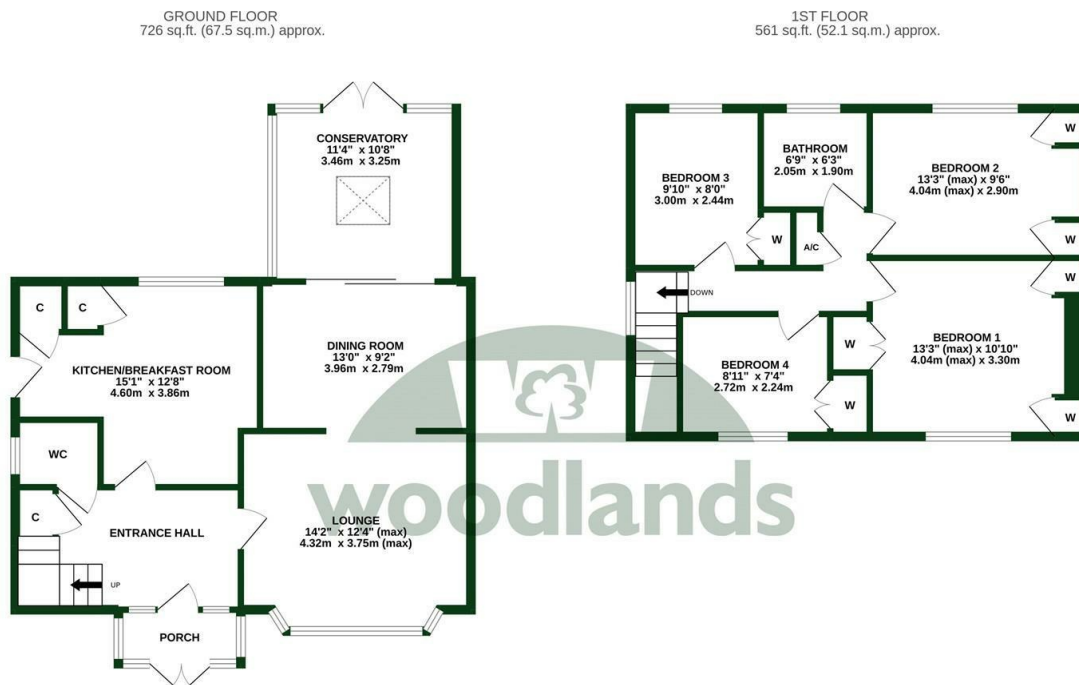
105FT WEST FACING REAR GARDEN

GARAGE

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

OFF ROAD PARKING FOR TWO CARS






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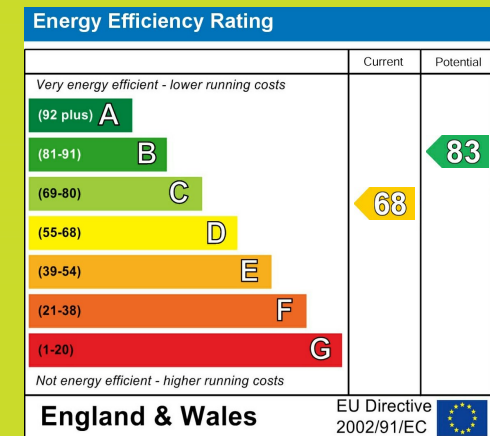
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