



57 LONDON ROAD SOUTH, MERSTHAM, SURREY, RH1 3AX
£875,000
FREEHOLD

Superb four bedroom detached home, with an impressive garden, located close to popular schools and excellent transport links.

Boasting four good size bedrooms, three with built in wardrobes and extensive living space, this detached family home is in a great location for local schools, mainline trains and access to the M25.

Through the front door the entrance porch opens into a spacious entrance hall, with under stairs cupboard and a door to a study, which could easily work as a ground floor bedroom.

There is a dual aspect living/dining room with original parquet flooring; a bay window to the front and double doors at the rear leading to an impressive underfloor heated conservatory with doors opening onto a substantial patio and 150ft South/East facing back garden. You have a generous fitted kitchen overlooking the rear garden and has an integrated dishwasher and plenty of storage. A door gives access to a large utility room and the downstairs WC.

On the first floor there is a bright landing with a tall picture window which allows access to the partially boarded, fully insulated loft. You have four bedrooms, all of which will accommodate a double bed; a family bathroom and an en-suite shower room to the generous principal bedroom.

Outside, there is a driveway to the front for two cars with an EV charging point, and a well kept lawn with shrub boundaries. Side access leads you through to a superb 150ft garden which has been designed to offer minimal maintenance, with multiple patio areas to benefit from the sun at various points of the day, as well as a large summer house and a potting shed for those green fingered individuals.

Nearby is the historic village centre of Merstham, which dates back over 900 years and benefits from local shops and direct trains to central London and Gatwick, as well as being only a short drive to junction 8 of the M25.

- **SPACIOUS HOME**
- **THREE RECEPTION ROOMS**
- **FOUR BEDROOMS**
- **LARGE GARDEN**
- **COUNCIL TAX BAND: F**
- **NO CHAIN**
- **KITCHEN AND UTILITY ROOM**
- **BATHROOM AND ENSUITE**
- **EV CHARGER**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL
11'10 x 7'9 (3.61m x 2.36m)

CLOAKROOM
4'8 x 4'1 (1.42m x 1.24m)

LOUNGE/DINING ROOM
23'10 x 14'5 max (7.26m x 4.39m max)

STUDY
10'7 x 8'9 (3.23m x 2.67m)

KITCHEN
13'11 x 8'5 (4.24m x 2.57m)

UTILITY ROOM
9'4(min) x 8'9 (2.84m(min) x 2.67m)

CONSERVATORY
13'6 x 10'6 (4.11m x 3.20m)

FIRST FLOOR

LANDING
11'1 x 6'1 (3.38m x 1.85m)

BEDROOM ONE
16'10 x 10'0 (5.13m x 3.05m)

ENSUITE SHOWER ROOM
9'4 x 7'8 (2.84m x 2.34m)

BEDROOM TWO
12'2 x 10'11 (3.71m x 3.33m)

BEDROOM THREE
11'0 x 10'11 + bay 12'8 max (3.35m x 3.33m + bay 3.86m max)

BEDROOM FOUR
10'11 x 8'6 (3.33m x 2.59m)

FAMILY BATHROOM
7'10 x 5'6 (2.39m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

LARGE GARDEN

OFF ROAD PARKING FOR TWO CARS





woodlands



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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