



15 Manor Road, Merstham, Redhill, RH1 3LT

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J A M E S D E A N  
E S T A T E A G E N T S

Offered with no onward chain, this detached family home presents an excellent opportunity for purchasers seeking a spacious property with scope to modernise and add value. Conveniently located within easy reach of local amenities, the train station and the picturesque Mercers Park, it is ideally suited to families and commuters alike.

The well-proportioned accommodation comprises three generous bedrooms, all benefitting from built-in storage, together with a spacious dual-aspect living/dining room that provides an excellent space for both everyday family life and entertaining. The fitted kitchen offers appliances, a range of storage and work surfaces and enjoys direct access to the rear garden.

An integral garage provides excellent storage and, subject to the necessary consents, offers potential for



conversion into additional living accommodation to suit a variety of requirements.

To the front, a block-paved driveway provides off-road parking for multiple vehicles. The rear garden features a patio area, ideal for outdoor dining and entertaining, together with an established lawn and a garden shed.

With freehold title and no onward chain, the property offers the prospect of a straightforward purchase while providing an exciting opportunity for a new owner to modernise and personalise the accommodation to their own taste.

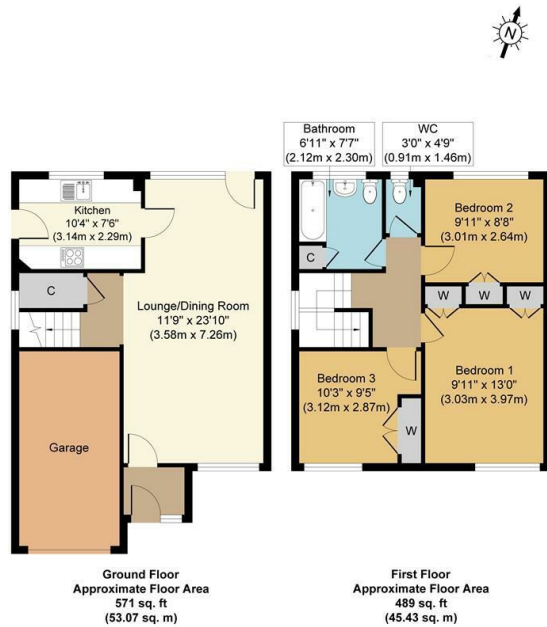
Merstham is a thriving Surrey village nestled at the foot of the North Downs, offering an excellent balance of village charm, beautiful open countryside and outstanding connectivity. The property is conveniently situated within easy reach of the village centre, where residents benefit from a selection of everyday shops, cafés and local amenities.

The surrounding area offers an abundance of recreational opportunities, including scenic walks and cycling routes across the North Downs, whilst families are particularly well served by an excellent choice of both state and independent schools.

**Offers In Excess Of £475,000**



# Floor plan

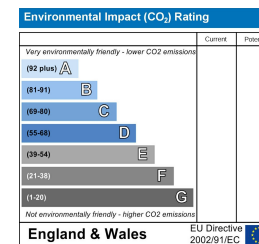
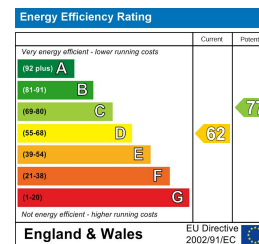


Manor Road, RH6

Approx. Gross Internal Floor Area 1060 sq. ft / 98.50 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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TENURE: Freehold  
Council Tax Band: E

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