



60 Orpin Road, Redhill, RH1 3EY
Offers Over £610,000

An extended and refurbished three bedroom semi detached house set on three floors with extensive rear garden and decked area, 21'4 x 17'8 kitchen/breakfast room, 10'10 x 8'10 dining area, 14'10 x 11'7 sitting room, main bedroom with shower room, two further double bedrooms and family bathroom. Outside, the property benefits from gardens to front and rear, off street parking for several vehicles, wall mounted electric car charging point and garage. The property is located in a popular residential road in South Merstham offering local amenities, shops, schools and mainline railway station providing services to London, Gatwick and the South Coast. Redhill town centre offers more comprehensive shopping facilities and restaurants and the M23/25 can be accessed at Junction 7 & 8 providing good motorway connections to the surrounding areas.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Wood flooring, radiator, stairs leading to first floor landing, down-lighters, coved ceiling, understairs storage, smoke alarm, door to:

SITTING ROOM 14'10 x 11'7 (4.52m x 3.53m)

Front aspect Upvc double glazed windows overlooking driveway, feature fireplace, coved ceiling, down-lighters, power points, dimmer switch.

KITCHEN/BREAKFAST ROOM 21'4 x 17'8 (6.50m x 5.38m)

A range of wall mounted and base level units, square edge work surface with inset one and a half bowl sink with mixer tap, integrated oven and grill, ceramic hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, cupboard housing boiler, integrated fridge, integrated freezer, a range of floor to ceiling units, continuation of wood flooring, down-lighters, power points, understairs cupboard housing fuse box, down-lighter and side aspect window.

DINING AREA 10'10 x 8'10 (3.30m x 2.69m)

Centre island, with breakfast bar, rear aspect Bi-Fold doors giving full access to decked area and lawned garden, continuation of wood flooring, down-lighters, coved ceiling, wall mounted radiator, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect Upvc double glazed obscured window, door to:

FAMILY BATHROOM 7'11 x 6'6 (2.41m x 1.98m)

A white three piece suite comprising low level WC, inset wash hand basin with chrome style mixer tap, panel enclosed bath with shower and chrome style mixer tap, tiled walls, tiled floor, medicine cabinet, chrome heated towel rail, down-lighters, rear aspect Upvc double glazed window, extractor fan.

BEDROOM 2 12'10 x 11'2 (3.91m x 3.40m)

Front aspect Upvc double glazed window, radiator, power points, coved ceiling.

BEDROOM 3 11'2 x 10'10 (3.40m x 3.30m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling.

STUDY AREA

Front aspect Upvc double glazed window, wood floor, radiator, down-lighters, coved ceiling, stairs leading to:

SECOND FLOOR LANDING

Side aspect Upvc double glazed window, door to:

SHOWER ROOM 6'3 x 5'9 (1.91m x 1.75m)

A white three piece suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, low level WC with concealed cistern, separate corner shower cubicle, tiled walls, tiled floor, rear aspect Upvc double glazed window overlooking rear garden, down-lighters, chrome heated rail, wall mounted medicine cabinet, extractor fan.

MAIN BEDROOM 16'2 x 13'9 (4.93m x 4.19m)

Rear aspect Upvc double glazed patio doors giving access to Juliet Balcony, front aspect sky-light window, a range of fitted wardrobes, down-lighters, power points, wall mounted lights, vertical radiator, dimmer switch.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, fencing, decked area, outside lighting, crazy paved patio area, outside water tap, side access gate,

GARAGE 22'10 x 8'2 (6.96m x 2.49m)

With courtesy door, metal up and over door, rear and side access windows, power and light.

FRONT GARDEN

Block paved driveway providing OFF STREET PARKING for several vehicles, wall mounted electric car charging point.

COUNCIL TAX BAND D

Floor Plan

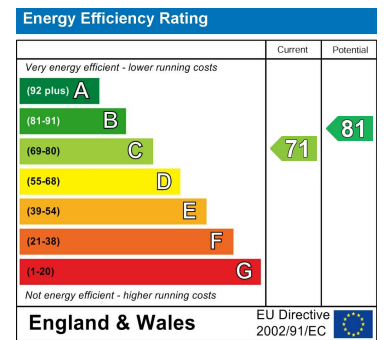


TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.