



27 Malmstone Avenue, Merstham, RH1 3ND
Starting Bid £225,000

For sale via secure sale online bidding: terms and conditions apply.

**** CASH BUYERS ONLY **** A two bedroom property in need of renovation and modernisation but priced accordingly, offering kitchen, sitting room, sun lounge, two bedrooms and family bathroom. **NO ONWARD CHAIN.** The area offers a choice of schools for children of all age groups, local Co-op supermarket and mainline station with good services to London, Gatwick and the South coast. Buses serve Redhill town centre offering more comprehensive amenities and the M23/25 can be accessed at the Horley Interchange Junction 7.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs leading up to first floor landing, cupboard housing fuse board and meter, door to:

SITTING ROOM 13'7 x 12'0 (4.14m x 3.66m)

Front aspect double glazed window, double radiator, power points, coved ceiling, feature fireplace, thermostat, door to:

KITCHEN/BREAKFAST ROOM 15'5 x 8'2 (4.70m x 2.49m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink, wall mounted boiler, power points, tiled walls, understairs cupboard, door to:

LEAN-TO 8'4 x 7'9 (2.54m x 2.36m)

Door to side, power point, light.

STAIRS TO FIRST FLOOR LANDING

Access to loft via hatch with pull-down ladder, storage cupboard with shelving, door to:

FAMILY BATHROOM

A coloured three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, rear aspect double glazed window, radiator, tiled walls.

MAIN BEDROOM 17'5 x 10'0 (5.31m x 3.05m)

Front aspect double glazed windows, radiator, power points.

BEDROOM 2 11'9 x 10'9 (3.58m x 3.28m)

Rear aspect double glazed windows, radiator, power points, cupboard housing shelving.

OUTSIDE

REAR GARDEN

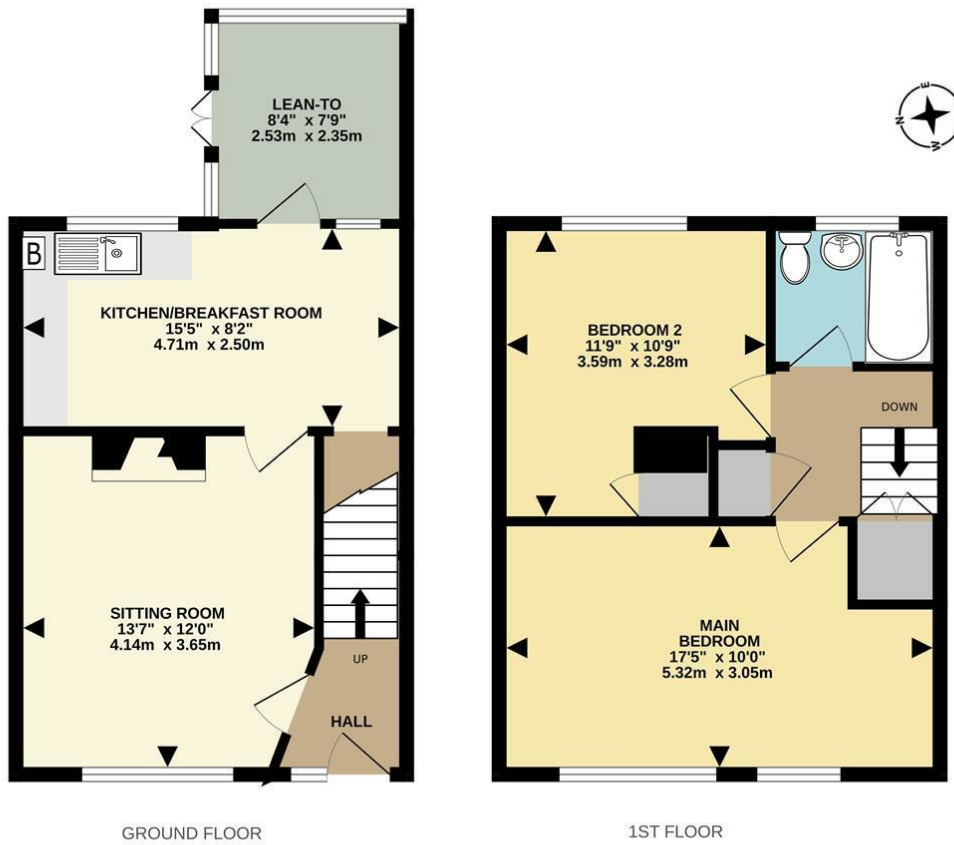
Mainly laid to lawn, fencing, side access.

FRONT GARDEN

Pathway leading to front door.

COUNCIL TAX BAND C

Floor Plan

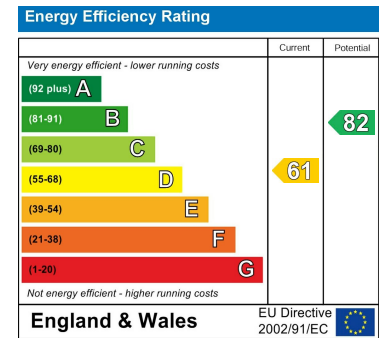


TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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