



42 Malmstone Avenue, Merstham, RH1 3NE Offers Invited £435,000

We are pleased to present this delightful three-bedroom terraced property for sale. This charming residence boasts a single, well-proportioned reception room, providing an ideal space for relaxation and entertainment.

The property also features a well-equipped kitchen, offering ample space for culinary exploration and dining. The kitchen's design encourages a homely atmosphere while providing functionality for all your cooking needs.

The residence offers three spacious bedrooms, providing ample room for relaxation, rest, and privacy. Each bedroom offers a unique space for personalisation, allowing the new owners to create their ideal living spaces.

This terraced house is a must-see, offering charm, character, and plenty of living space. It represents a fantastic opportunity for any potential buyer looking to acquire a property with plenty of potential for personalisation and enhancement. Please do not hesitate to contact us for further information or to arrange a viewing of this enticing property. We look forward to assisting you in the process of finding your new home.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

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

SITTING ROOM 13'0 x 12'8 (3.96m x 3.86m)

Front aspect Upvc double glazed window, radiator, power points, feature fireplace, coved ceiling, TV aerial point, power points with USB, underfloor heating, door to:

KITCHEN/BREAKFAST ROOM 13'0 x 8'5 (3.96m x 2.57m)

Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, roll top work surface, Butler style sink, space for cooker, space for fridge/freezer, space and plumbing for dishwasher, wall mounted boiler, power points, tiled walls, quarry tiled floor, underfloor heating, doorway to:

REAR LOBBY

Continuation of quarry tiled floor, cupboard housing washing machine and tumble dryer, understairs storage cupboard with shelving, rear aspect Upvc double glazed patio door giving access to patio and rear garden.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, door to:

FAMILY BATHROOM

Suite comprising panel enclosed bath, shower over bath, vanity unit with inset wash hand basin and chrome style mixer tap, rear aspect Upvc double glazed window, tiled floor, tiled walls.

SEPARATE W.C.

Low level W.C. rear aspect obscured double glazed window.

MAIN BEDROOM 11'8 x 10'9 (3.56m x 3.28m)

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

BEDROOM 2 9'11 x 8'5 (3.02m x 2.57m)

Rear aspect Upvc double glazed window, radiator, power points.

BEDROOM 3 7'7 x 6'10 (2.31m x 2.08m)

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

OUTSIDE

REAR GARDEN

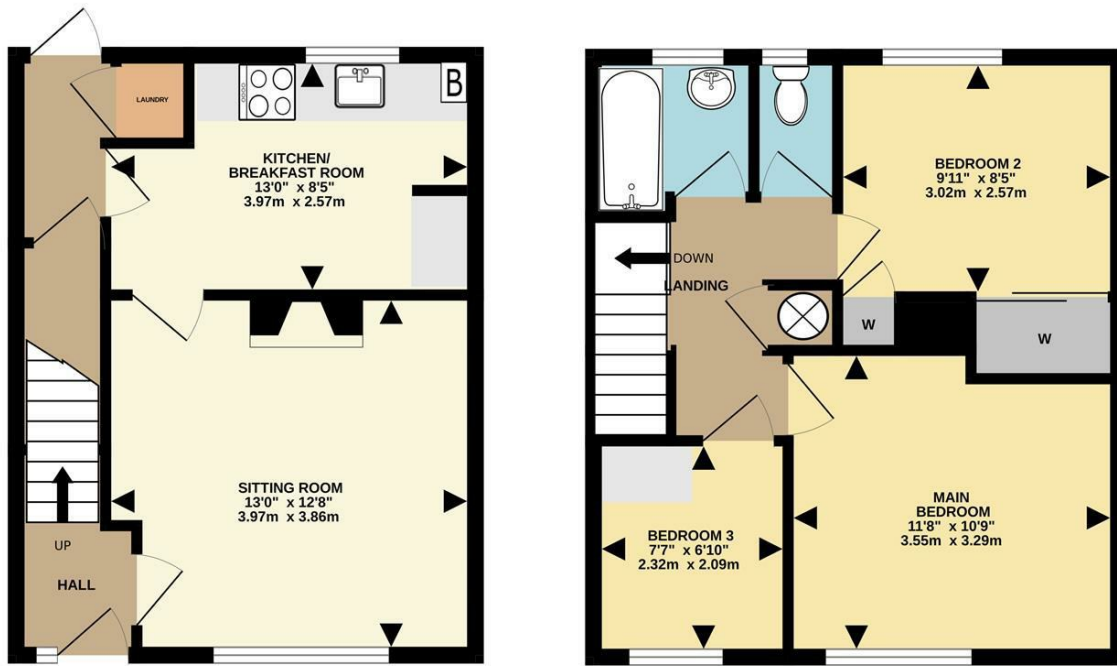
Mainly laid to lawn, patio, fencing.

FRONT GARDEN

Steps leading to front door, OFF STREET PARKING.

COUNCIL TAX BAND C

Floor Plan

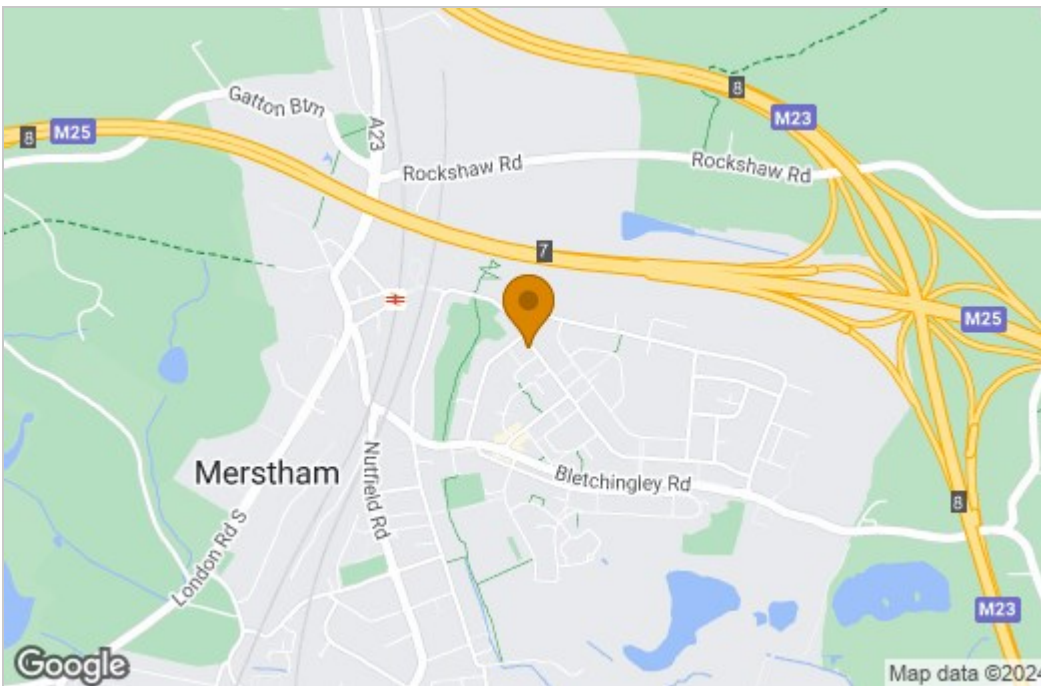


GROUND FLOOR

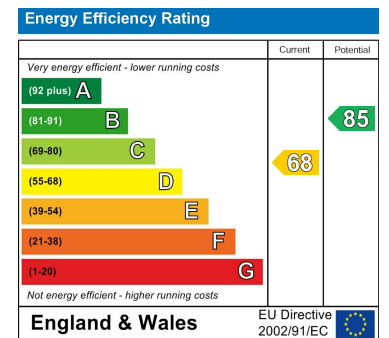
1ST FLOOR

TOTAL FLOOR AREA: 743 sq.ft. (69.0 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.