



18 Devon Road, Redhill, RH1 3EU
Price Range £525,000

PRICE GUIDE: £525,000 - £550,000 An extended three bedroom semi detached property offered to the market with two reception rooms, downstairs cloakroom, kitchen, garage, off street parking, double glazing, central heating and NO ONWARD CHAIN. Located in the ever popular Devon Road in South Merstham, the area offers a choice of schools, local amenities, shops and Merstham mainline station with good services to London, Gatwick and the South coast. More comprehensive facilities can be found at nearby Redhill town centre and the M23/25 can be accessed at the Hooley Interchange Junction 7 providing good motorway connections to the surrounding areas and beyond.

UPVC DOUBLE GLAZED PORCH

With quarry tiled floor. Wooden front door with leaded light double glazed windows and stained glass effect, leading to:

ENTRANCE HALL

Stairs leading to first floor landing, understairs cupboard with fuse board and light, coved ceiling, radiator, power point, cupboard housing shelving and telephone point, door to:

FAMILY ROOM 14'6 x 12'5 (4.42m x 3.78m)

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

SITTING/DINING ROOM 21'6 x 12'5 (6.55m x 3.78m)

Rear aspect double glazed French doors giving access to patio and rear garden, side aspect double glazed windows, two double radiators, gas fire, fitted cupboard, shelving, display cabinet, control panel for central heating and hot water, coved ceiling, power points.

KITCHEN 13'3 x 6'10 (4.04m x 2.08m)

A range of wall mounted and base level units, roll top work surface, double bowl stainless steel sink with mixer tap, side aspect double glazed window, rear aspect double glazed stable door giving access to garage and rear garden, serving hatch, tiled walls, power points, concealed lighting, space for cooker, integrated microwave, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, extractor fan, double radiator.

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin with tiled splash-back, side aspect obscured hardwood double glazed window.

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect wooden double glazed window, additional storage cupboard with hanging rail and shelving, access to loft via hatch with sky-light window, storage, power and light, door to:

MAIN BEDROOM 15'3 x 10'5 (4.65m x 3.18m)

Front aspect Upvc double glazed windows, fitted wardrobes with hanging rail and shelving above, power points, picture rail, radiator.

BEDROOM 2 12'8 x 12'5 (3.86m x 3.78m)

Rear aspect wooden framed double glazed window overlooking rear garden, radiator, sink with tiled splash-back, picture rail, power points, shaver point.

BEDROOM 3 9'1 x 6'10 (2.77m x 2.08m)

Front aspect Upvc double glazed window, fitted bedroom furniture comprising hanging rail, shelving, display area., double radiator, power points, picture rail.

FAMILY BATHROOM

A white four piece suite comprising vanity unit with inset wash hand basin, low level WC with concealed cistern, panel enclosed bath with mixer tap and shower attachment, separate shower cubicle with Mira shower, tiled walls, double radiator, medicine cabinet, rear aspect obscured glazed window, airing cupboard housing water tank and shelving.

OUTSIDE

REAR GARDEN

Level patio, access to garage via courtesy door from pathway in rear garden. Mainly laid to lawn with mature shrubs and flower borders, greenhouse, brick built shed.

GARAGE 18'9 x 9'4 (5.72m x 2.84m)

With metal up and over door, side aspect window, rear aspect window, power and light.

WORKSHOP 18'11 x 10'5 (5.77m x 3.18m)

Side aspect window, front and side access via doors, power and light.

FRONT GARDEN

COUNCIL TAX BAND E

Floor Plan



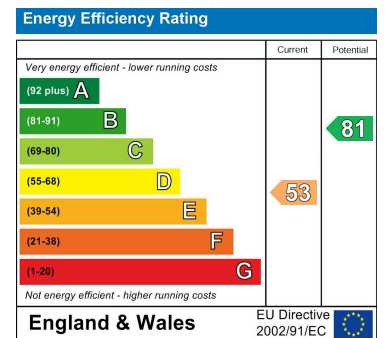
MAIN HOUSE 1108 SQFT (104 SQ.M) GARAGE AND OUTBUILDINGS 507 SQ.FT (46 SQ.M)

TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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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