



**1 Sutton Gardens, Merstham, RH1 3QD**  
**£385,000**

An upgraded and larger than average two double bedroom property offered to the market with 16' kitchen/breakfast room, sitting room, 16' main bedroom and off street parking for two vehicles. The area offers local shops, schools and amenities as well as Merstham mainline railway station which provides good commuter links to London, Gatwick and the South coast. Bus routes serve nearby Redhill town centre which offers a more comprehensive range of shops, bars and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.

## **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Front aspect Upvc double glazed window, fitted shoe cupboard, laminate wood flooring, double panelled radiator, power points, cupboard housing fuse box and meter, stairs leading to first floor landing, thermostat for central heating, smoke alarm, door to:

### **SITTING ROOM 13'2 x 10'8 (4.01m x 3.25m)**

Front aspect double glazed window, double panelled radiator, power points, telephone point, solid fuel log burner, coved ceiling, door to:

### **KITCHEN/BREAKFAST ROOM 16'6 x 8'4 (5.03m x 2.54m)**

Rear aspect Upvc double glazed window overlooking rear garden, rear aspect door giving access to rear porch, fitted in a range of wall mounted and base level units in Shaker style, roll top work surface, stainless steel sink with mixer tap, integrated oven and integrated hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, space for microwave, concealed lighting, part tiled walls, wood style flooring, double radiator, understairs cupboard, coved ceiling, down-lighters, power points.

### **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, radiator, control panel for central heating and hot water, airing cupboard housing water tank and wooden shelving, door to:

### **MAIN BEDROOM 16'7 x 10'8 (5.05m x 3.25m)**

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

### **BEDROOM 2 12'5 x 8'4 (3.78m x 2.54m)**

Rear aspect Upvc double glazed window, double radiator, power points, fitted wardrobe with hanging rail and shelving.

### **FAMILY BATHROOM**

A recently refitted white three piece suite comprising low level WC, inset wash hand basin, panel enclosed bath with centre drainer and separate shower over bath, tiled walls, chrome heated towel rail, down-lighters, rear aspect Upvc double glazed obscured windows.

## **OUTSIDE**

### **REAR GARDEN**

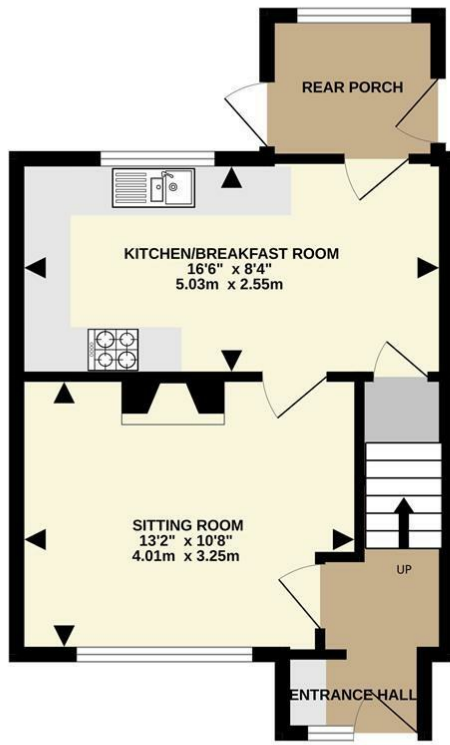
Area of lawn, patio, mature shrubs and flower borders, timber built shed, panel enclosed fencing, outside water tap, side access.

### **FRONT GARDEN**

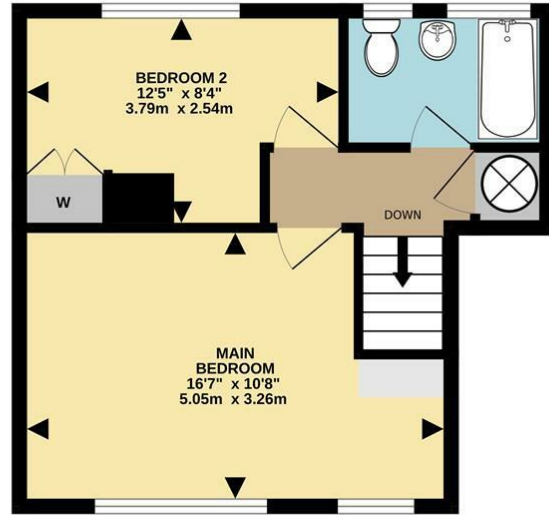
Block paved driveway providing OFF STREET PARKING for two vehicles.

## **COUNCIL TAX BAND C**

# Floor Plan



GROUND FLOOR



1ST FLOOR

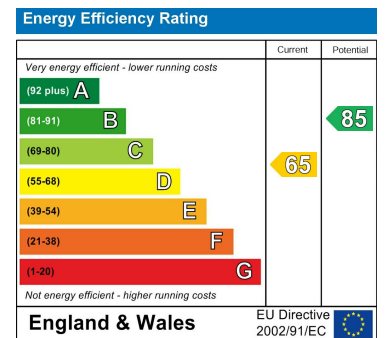


TOTAL FLOOR AREA : 707sq.ft. (65.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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