



**14 South Close Green, Merstham, RH1 3DU**  
**£975,000**

A five bedroom detached property offered to the market with NO ONWARD CHAIN, sitting room, dining room/reception hall, kitchen/breakfast room, downstairs shower room, utility room, en-suite to main bedroom with dressing area, integrated double garage, off street parking and level gardens to front and rear. Merstham Village offers local amenities and the property is within walking distance to Merstham mainline railway station providing good services to London, Gatwick Airport and the South coast. Bus routes serve Redhill town centre with an excellent choice of shops, bars and restaurants and local weekly market and the M25 can be accessed at Reigate junction 8.

## **WOODEN FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Side aspect Georgian style window, radiator, power points, coved ceiling, cupboard with hanging rail and shelving for coats and shoes, door to:

### **DOWNSTAIRS SHOWER ROOM**

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, shower cubicle with Aqualisa shower, tiled walls, radiator, front aspect obscured window, coved ceiling, spot-light.

### **DINING ROOM 24'7 x 13'4 (7.49m x 4.06m)**

Rear aspect double glazed sliding patio doors giving access to patio and rear garden, serving hatch to kitchen/breakfast room, front aspect Georgian style window, feature fireplace, radiators, power points, coved ceiling, stairs leading to first floor landing, dimmer switch, understairs cupboard providing storage, thermostat for central heating, smoke alarm, door to:

### **KITCHEN/BREAKFAST ROOM 22'3 x 13'1 (6.78m x 3.99m)**

A range of wall mounted and base level units, tiled work surface, integrated oven, integrated dishwasher, one and a half bowl sink with mixer tap, space for fridge/freezer, integrated ceramic hob, display cabinets, concealed lighting, power points, two radiators tiled floor, spot-lights, side aspect Georgian style window, rear aspect sliding patio doors giving access to patio and rear garden, coved ceiling, large cupboard with shelving, telephone point, cupboard housing telephone points, door to:

### **UTILITY ROOM 7'10 x 7'8 (2.39m x 2.34m)**

A range of wall mounted and base level units, work surface, stainless steel sink, space and plumbing for washing machine, space for freezer, space for fridge, wall mounted boiler, control panel for central heating and hot water, coved ceiling, spot-lights, side aspect door, continuation of tiled floor, tiled walls.

### **SITTING ROOM 24'7 x 14'2 (7.49m x 4.32m)**

A triple aspect room with front and side aspect Georgian style windows, rear aspect sliding patio doors giving access to patio and rear garden, feature fireplace, coved ceiling, power points, radiators, wall mounted lights.

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

Access to loft via hatch, airing cupboard housing water tank, immersion heater and shelving, radiator, coved ceiling, further storage cupboard with hanging rail and shelving, door to:

### **MAIN BEDROOM 18'7 x 11'6 (5.66m x 3.51m)**

Front aspect and side aspect Georgian style windows, panelled radiators, a range of bedroom

furniture comprising wardrobes, hanging rails, shelving, bedside drawers, coved ceiling, power points, telephone point, spot-light, door to:

### **EN-SUITE BATHROOM**

A five piece bathroom suite comprising 'his' and 'hers' wash hand basins with mixer taps, low level WC with concealed cistern, bidet, Ideal Standard Jacuzzi style bath with mixer tap, tiled walls, rear aspect obscured Georgian style window, spot-lights, shaver point, radiator.

### **DRESSING ROOM**

Three fitted wardrobes with hanging rail and shelving over, radiator, coved ceiling.

### **FAMILY BATHROOM**

A three piece suite comprising low level WC with concealed cistern, panel enclosed bath with mixer tap and shower attachment, tile enclosed inset wash hand basin with chrome style mixer tap, rear aspect obscured Georgian style window, tiled walls, spot-lights, radiator.

### **BEDROOM 2 12'0 x 11'11 (3.66m x 3.63m)**

Rear aspect Georgian style window, radiator, power points, coved ceiling, fitted wardrobe with hanging rail and shelving.

### **BEDROOM 3 12'5 x 12'1 (3.78m x 3.68m)**

Front aspect Georgian style window, radiator, power points, cupboard providing eaves storage.

### **BEDROOM 4 12'5 x 8'5 (3.78m x 2.57m)**

Side aspect Georgian style glazed window, fitted desk and shelving, coved ceiling, power points, radiator.

### **BEDROOM 5/STUDY 8'10 x 8'8 (2.69m x 2.64m)**

Rear aspect Georgian style window overlooking rear garden, radiator, power point, fitted shelving, fitted chest of drawers, cupboard housing shelving.

## **OUTSIDE**

### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, area of level patio, fencing, further area of patio, side gate, retaining walls, laurel hedging, holly bush, seating area, courtesy door to:

### **DOUBLE GARAGE 17'4 x 17'4 (5.28m x 5.28m)**

With up and over doors, power and light, further storage, rear aspect windows, wall mounted fuse board.

### **OFF STREET PARKING**

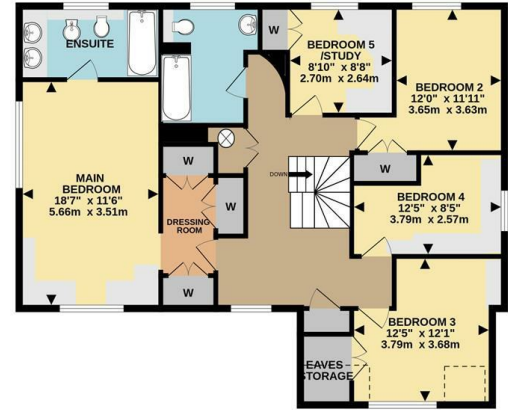
For several vehicles.

### **FRONT GARDEN**

Level lawn, pathway leading to front door.

### **COUNCIL TAX BAND G**

# Floor Plan



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2513 sq.ft. (233.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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