



6 Grange Close, Merstham, RH1 3DY
Asking Price £850,000

Presenting a superb opportunity to acquire a detached property which strikes a perfect balance between peace and proximity, offering a private retreat with all the conveniences of urban living. The property stands proudly with a distinguished architectural style that exudes a timeless charm. The house is well-suited to accommodate a growing family, boasting four generously proportioned bedrooms offering ample room for rest and relaxation and a well-appointed family bathroom.

At the heart of the home lies the 18'6 x 17'4 kitchen/dining room and the three reception rooms are designed with versatility in mind, whether you need a formal dining room, a cosy family room, or a quiet study. This property offers abundant living space making it ideal for both entertaining and everyday living. A unique offering, this detached property presents an unmissable opportunity to acquire a family residence of character and distinction, perfect for those seeking a home with both charm and potential.

WOODEN FRONT DOOR

Leading through to:

ENTRANCE HALL

Herringbone wood parquet flooring, stairs leading to first floor landing, radiator, power points, storage cupboard, thermostat for central heating, understairs storage cupboard, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin with tiled splash-back, front aspect Upvc obscured double glazed window, quarry tiled floor.

STUDY/FAMILY ROOM 13'9 x 9'7 (4.19m x 2.92m)

Front aspect and side aspect Upvc double glazed windows, continuation of herringbone wood parquet flooring, double panelled radiator, coved ceiling, storage cupboard, power points.

SITTING ROOM 23'1 x 13'11 (7.04m x 4.24m)

A double aspect room with Upvc double glazed windows to front and side, continuation of herringbone wood parquet flooring, feature fireplace, coved ceiling, power points, radiators.

DINING ROOM 11'6 x 7'3 (3.51m x 2.21m)

Rear aspect Upvc double glazed patio doors giving access to patio, radiator, continuation of herringbone wood parquet flooring, power points.

KITCHEN/DINING ROOM 18'6 x 17'4 (5.64m x 5.28m)

Quarry tiled floor, a range of wall mounted and base level units, roll top work surface, integrated oven and microwave, integrated gas hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, centre island, rear aspect Upvc double glazed windows overlooking rear garden, rear aspect double glazed patio doors giving access to patio, side aspect Upvc double glazed windows, further double panelled radiator, cupboard housing meter, door to:

REAR LOBBY

Wall mounted boiler, side aspect glazed door, control panel for central heating and hot water, further double panelled radiator.

MAIN BEDROOM 17'1 x 16'9 (5.21m x 5.11m)

Front aspect and side aspect Upvc double glazed windows, double panelled radiator, power points.

BEDROOM 2 17'9 x 13'5 (5.41m x 4.09m)

Front aspect and side aspect Upvc double glazed windows. double panelled radiator, power points.

BEDROOM 3 11'7 x 9'8 (3.53m x 2.95m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, eaves storage cupboards.

BEDROOM 4 12'4 x 6'9 (3.76m x 2.06m)

Rear aspect Upvc double glazed window, eaves storage cupboards, power points, radiator.

SHOWER ROOM

A coloured three piece suite comprising low level WC, pedestal wash hand basin, double width shower cubicle with Triton electric shower, tiled walls, radiator, extractor fan, shaver point.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, crazy paved patio, greenhouse, shed, side access via gate, rear access to garage, panel fencing.

DETACHED GARAGE 19'2 x 15'10 max (5.84m x 4.83m max)

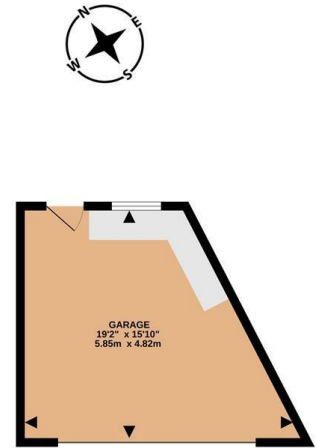
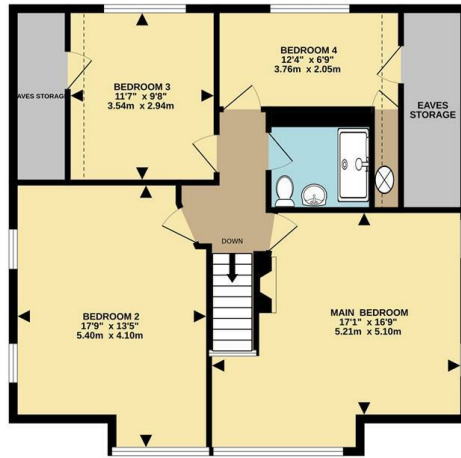
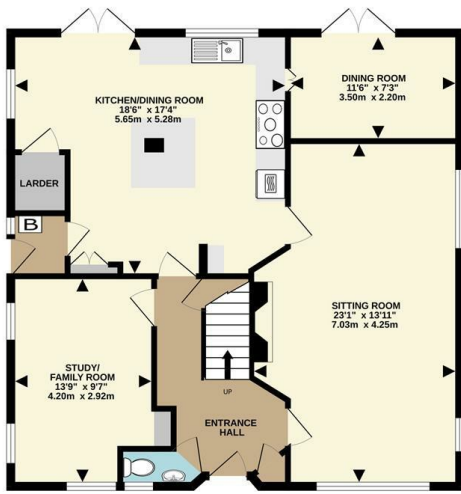
With metal up and over door, outside lighting.

FRONT GARDEN

Shingled pathway leading to front door, area of level lawn, OFF STREET PARKING.

COUNCIL TAX BAND E

Floor Plan



TOTAL FLOOR AREA: 1998 sq.ft. (185.6 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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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