



**2 Rockshaw Road, Merstham, RH1 3BX**  
**Offers In Excess Of £720,000**

A larger than average three bedroom property situated in sought after location in Merstham with garage, 19' sitting room, 19' kitchen, landscaped rear garden, off street parking and being within walking distance of Merstham Village with local amenities, bus services serving Redhill town Centre and Merstham mainline railway station which offers good commuter services to London, Brighton and the South Coast. The area offers a good choice of schools for children of all age groups and the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good motorway connections to London and the surrounding areas.

## **DOUBLE FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Front aspect Upvc double glazed windows, stairs leading to first floor landing, picture rail, wood flooring, radiator, power points, understairs storage cupboard housing meter and fuse board, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, dado rail, front aspect Upvc double glazed window, continuation of wood flooring, radiator.

**Door from entrance hall to:**

## **SITTING ROOM 19'4 x 11'11 (5.89m x 3.63m)**

Feature fireplace with solid fuel burner, picture rail, radiator, power points, two sets of double Upvc double glazed French patio doors giving access to conservatory, down-lighters.

## **CONSERVATORY 16'7 x 10'10 (5.05m x 3.30m)**

Insulated roof, Upvc double glazed windows to front, rear and side, rear aspect Upvc double glazed patio doors giving access to decking and rear garden, wood style flooring, power points.

## **DINING ROOM 13'1 x 12'9 (3.99m x 3.89m)**

Continuation of wood flooring, front aspect Upvc double glazed windows, radiator, power points, picture rail, down-lighters.

## **KITCHEN 19'11 x 8'1 (6.07m x 2.46m)**

A range of wall mounted and base level units, one and a half bowl sink with mixer tap, side aspect and rear aspect Upvc double glazed windows, side aspect Upvc double glazed stable door giving access to side of property, tiled floor, space for American style fridge/freezer, space for Range cooker, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar, tiled walls, power points with USB points, down-lighters, vertical modern radiator.

## **STAIRS LEADING TO HALF LANDING**

Door to:

## **SEPARATE CLOAKROOM**

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, front aspect Upvc double glazed window, tiled wall, tiled floor, down-lighter.

## **FIRST FLOOR LANDING**

Access to loft via hatch, radiator, cupboard housing boiler and wooden shelving, further storage cupboard, door to::

## **MAIN BEDROOM 13'3 x 12'10 (4.04m x 3.91m)**

Front aspect Upvc double glazed window, radiator, power points, picture rail, fitted wardrobes.

## **BEDROOM 2 12'2 x 10'9 (3.71m x 3.28m)**

Rear aspect Upvc double glazed windows overlooking rear garden, wood style flooring, double fitted wardrobe, radiator, picture rail, power points.,

## **BEDROOM 3 12'3 x 11'9 (3.73m x 3.58m)**

A double aspect room with side aspect and rear aspect Upvc double glazed windows, fitted wardrobes with hanging rail and shelving, radiator, wood style flooring, power points, picture rail.

## **FAMILY BATHROOM**

Suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with separate shower over bath, tiled walls, tiled floor, rear aspect obscured Upvc double glazed window, chrome heated towel rail, down-lighters.

## **OUTSIDE**

### **FRONT GARDEN**

Pathway leading to front door,, lawn area, OFF STREET PARKING for two vehicles, access to:

### **GARAGE 14'8 x 7'5 (4.47m x 2.26m)**

Power and light, wooden doors, loft area.

### **REAR GARDEN**

Area of level patio, area of decking, area of lawn, mature shrubs and flower borders, vegetable patch, ornamental pond.

### **SHED 14'0 x 8'2 (4.27m x 2.49m)**

At rear of garden with power and light

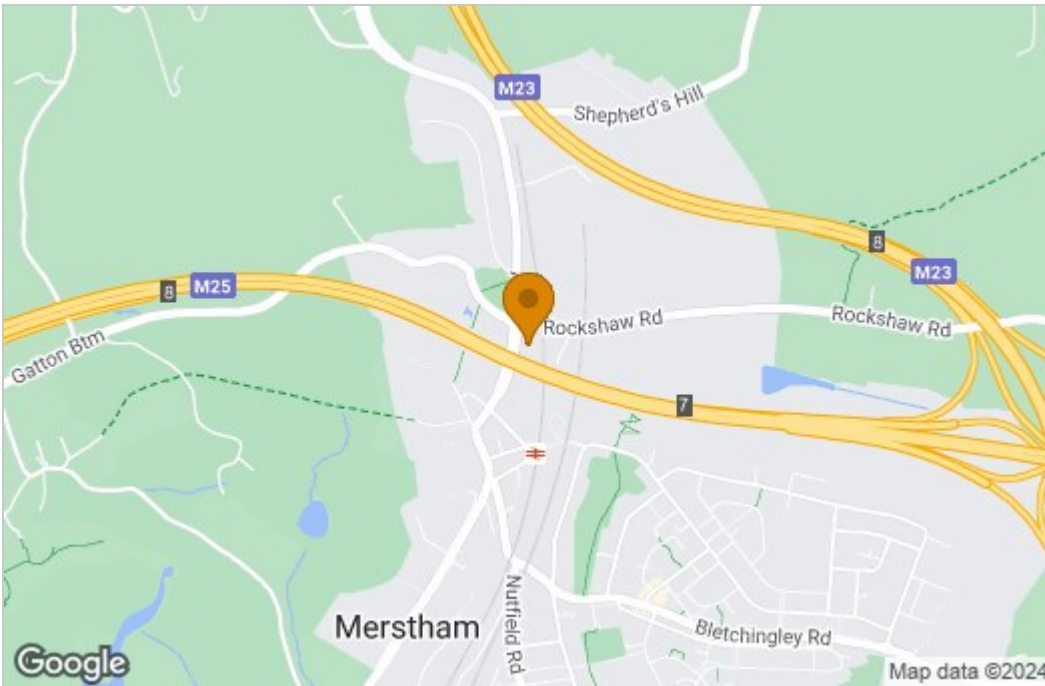
### **GARDEN STORE 8'10 x 4'4 (2.69m x 1.32m)**

With power.

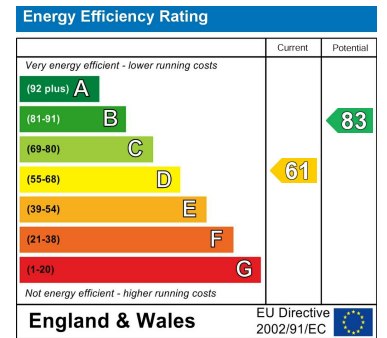
## **COUNCIL TAX BAND E**

# Floor Plan

## Area Map



## Energy Efficiency Graph



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