



63 Weldon Way, Merstham, RH1 3QA
Asking Price £435,000

A three bedroom end of terrace property offered to the market with 15' x 12' reception room, 18' x 8' fitted kitchen, fitted bathroom, double glazing, central heating, detached garage, off street parking, front and rear gardens set on a wide plot. Merstham Village offers local shops, schools and amenities with Merstham mainline Railway Station providing good services to London, Gatwick and the South Coast.

Bus routes serve Redhill town centre and the M23/25 can be accessed at Junction 6, the Hooley Interchange providing good access to all the surrounding areas and beyond.

ENTRANCE PORCH

With double glazed sliding patio door, tiled floor, light, Upvc double glazed door leading to:

ENTRANCE HALL

Stairs to first floor landing, cupboard housing fuse board and meter, herringbone wood style flooring, door to:

RECEPTION ROOM 15'3 x 12'4 (4.65m x 3.76m)

Continuation of herringbone wood style flooring, front aspect Upvc double glazed window, double panelled radiator, fitted cupboards and shelving, coved ceiling, down-lighters, power points, thermostat for central heating.

DINING ROOM/KITCHEN 18'8 x 8'5 (5.69m x 2.57m)

Fitted in a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, radiator, integrated electric oven and 4 ring gas hob, extractor hood over, radiator, power points, down-lighters, tiled walls, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, rear aspect Upvc double glazed window overlooking rear garden, rear aspect obscure Upvc double glazed door giving access to patio and garden, understairs storage cupboard, fitted shelving, continuation of herringbone wood style flooring, power points, down-lighters.

STAIRS TO FIRST FLOOR LANDING

Access to loft via hatch, power points, cupboard housing water tank and shelving, door to:

MAIN BEDROOM 11'5 x 9'2 (3.48m x 2.79m)

Front aspect Upvc double glazed window, radiator, power points, coved ceiling, down-lighters.

BEDROOM 2 11'5 x 9'11 (3.48m x 3.02m)

Rear aspect Upvc double glazed window, radiator, power points, coved ceiling, fitted wardrobe with hanging rails and shelving, dimmer switch, down-lighters.

BEDROOM 3 7'4 x 6'10 (2.24m x 2.08m)

Front aspect Upvc double glazed window, radiator, power points, down-lighters, coved ceiling, fitted cupboard.

FAMILY BATHROOM

A white three piece suite comprising low level w.c., vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with chrome style mixer tap, separate shower over bath, down-lighters, tiled walls, tiled floor, chrome heated towel rail, rear aspect obscured Upvc double glazed window.

OUTSIDE**REAR GARDEN**

Mainly laid to lawn, mature shrubs and flower borders, raised beds, patio, outside water tap, outside lighting, side access, fencing, hardstanding.

FRONT GARDEN

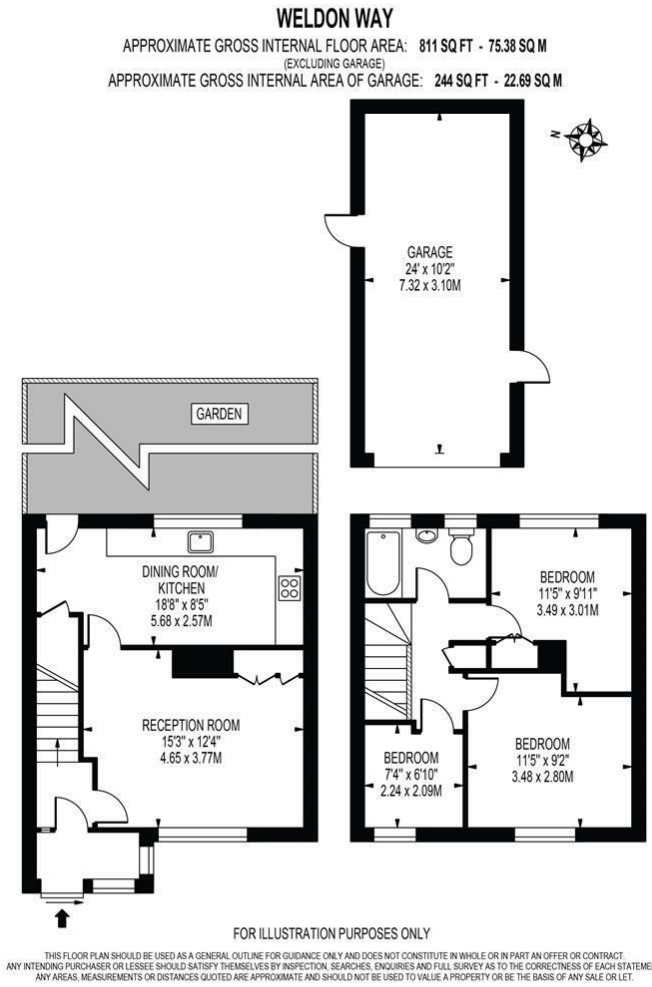
Crazy paved patio, pathway leading to front door, path leading to side gate.

DETACHED GARAGE 24'0 x 10'2 (7.32m x 3.10m)

With metal up and over door, OFF STREET PARKING for two cars.

CCOUNCIL TAX BAND C

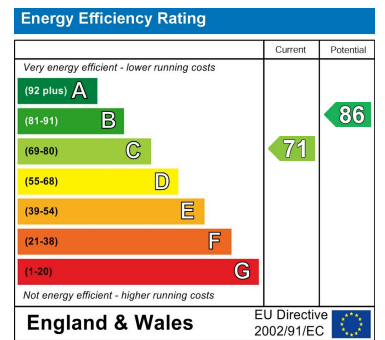
Floor Plan



Area Map



Energy Efficiency Graph



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