



72 Malmstone Avenue, Merstham, RH1 3JH
Asking Price £475,000

A larger than average extended end of terrace property offered to the market with two reception rooms, downstairs cloakroom, four bedrooms, family bathroom, landscaped rear garden, off street parking for several cars and garage. The property benefits from air conditioning on the first floor and workshop/garden store in rear garden with power and light. 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.

UPVC DOUBLE GLAZED DOOR

Giving access to:

ENTRANCE PORCH

Front aspect Upvc double glazed window, tiled floor, side aspect Upvc double glazed window, door to:

ENTRANCE HALL

Stairs leading to first floor landing, rear aspect obscured Upvc double glazed door giving access to patio and rear garden, radiator, coved ceiling, power points, cupboard housing fuse board and meter, wall mounted thermostat for heating, understairs storage cupboard, wood style flooring, door to:

SITTING ROOM 13'5 x 12'0 (4.09m x 3.66m)

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

KITCHEN/BREAKFAST ROOM 13'5 x 10'2 (4.09m x 3.10m)

Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, breakfast bar, chrome heated towel rail, space and plumbing for washing machine, integrated dishwasher, space for fridge, space for freezer, space for free-standing cooker, display cabinet, power points, concealed lighting, tiled walls, extractor.

DOWNSTAIRS CLOAKROOM

Comprising low level WC, pedestal wash hand basin, tiled splashback, underfloor heating, wall mounted boiler, tiled floor.

DOUBLE DOORS

Leading to:

DINING ROOM 12'2 x 9'1 (3.71m x 2.77m)

Upvc double glazed sliding patio doors giving access to patio and rear garden, radiator, continuation of wood style flooring, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, rear aspect Upvc double glazed window, air conditioning control panel, cupboard housing shelving, door to:

FAMILY BATHROOM

A white three piece suite comprising low level Victorian style WC, Victorian style pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment, separate shower over bath, chrome heated towel rail, rear aspect obscured Upvc double glazed window, wood style flooring, down-lighters, extractor.

MAIN BEDROOM 13'11 x 11'7 (4.24m x 3.53m)

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

BEDROOM 2 13'11 x 10'2 (4.24m x 3.10m)

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

BEDROOM 3 8'7 x 8'4 (2.62m x 2.54m)

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

BEDROOM 4 16'10 x 5'8 (5.13m x 1.73m)

Double aspect with front and rear aspect Upvc double glazed windows, radiator, power points, wood style flooring.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, side access, outside water taps (hot & cold), outside lighting, stone paved patio with pathway leading to raised flower beds, fencing, outside power point.

WORKSHOP/GARDEN STORE

With power and light.

WORKSHOP AREA: 12'8 x 5'10 (3.86m x 1.78m)

GARDEN STORE AREA: 9'4 x 6'7 (2.84m x 2.01m)

FRONT GARDEN

OFF STREET PARKING, access to:

GARAGE 19'4 x 7'9 (5.89m x 2.36m)

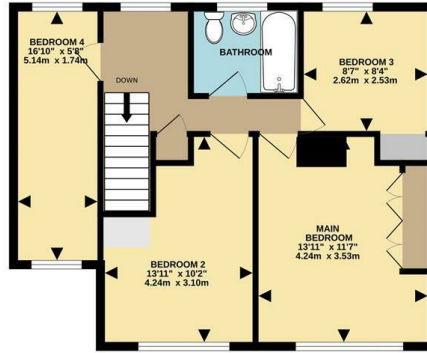
With metal up and over door, power, light, water tap.

COUNCIL TAX BAND D

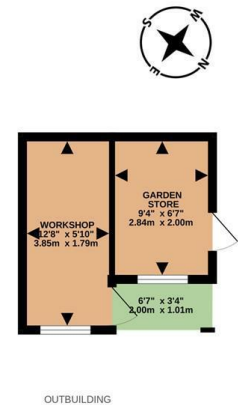
Floor Plan



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 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	82	85
(69-80)	C		
(55-68)	D		
(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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