



5 Serpentine Green, Merstham, RH1 3JJ
Asking Price £399,950

A three bedroom house offered to the market with sitting room, kitchen, first floor family bathroom and gardens to front and rear. The property is located just off the Bletchingley Road within walking distance to the local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, stairs to first floor landing, thermostat for heating, cupboard housing fuse board and meter, telephone point, door to:

SITTING ROOM 13'1" x 12'4" (3.99 x 3.76)

Front aspect Upvc double glazed window, wood style flooring, radiator, power points, feature fireplace, understairs recess cupboard, coved ceiling, telephone point. Door to:

KITCHEN/BREAKFAST ROOM 16'5" x 8'4" (5.00 x 2.54)

Fitted in a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, space for cooker, space for fridge/freezer, integrated dishwasher, wall mounted boiler, tiled walls, power points, rear aspect Upvc double glazed window overlooking rear garden, rear aspect Upvc double glazed door giving access to patio and rear garden, understairs cupboard, continuation of wood style flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Access to loft via hatch, door to:

MAIN BEDROOM 10'8" x 9'1" (3.25 x 2.77)

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe with hanging rail and shelving, picture rail.

BEDROOM 2 11'7" x 10'0" (3.53 x 3.05)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, picture rail, storage cupboard.

BEDROOM 3 7'4" x 7'0" (2.24 x 2.13)

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

FAMILY BATHROOM

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level w.c., panel enclosed bath with mixer tap and shower over bath, centre drainer, mosaic style tiling, tiled floor, radiator, rear aspect Upvc obscured double glazed window.

OUTSIDE

REAR GARDEN

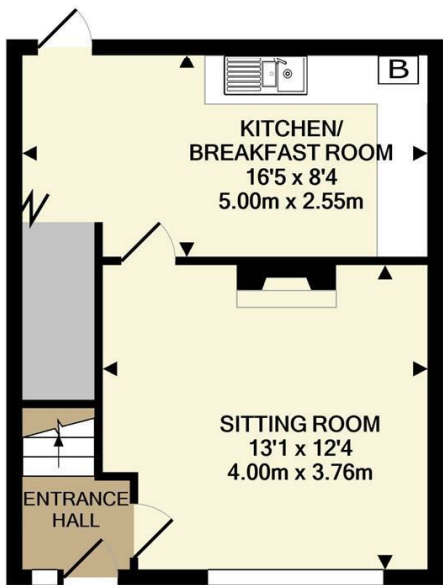
Mainly laid to lawn, panel fencing, patio.

FRONT GARDEN

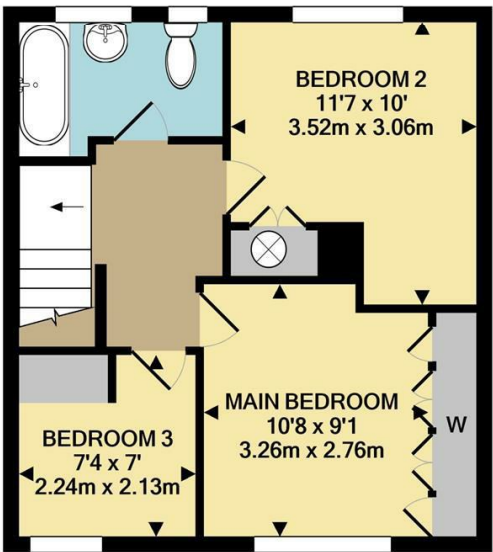
Pathway leading to front door, lawn.

COUNCIL TAX BAND C

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.1 SQ.M.)



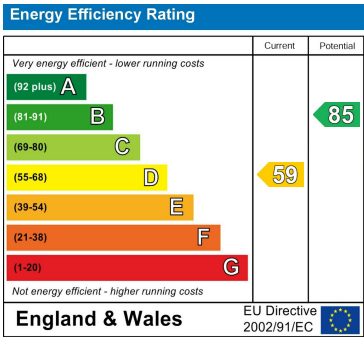
TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THOMAS
& MAY

Area Map



Energy Efficiency Graph



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