



**16 Portland Drive, Merstham, RH1 3HY**  
**Asking Price £490,000**

**\*\* NO ONWARD CHAIN \*\*** A three bedroom property built in 2020 with remainder of NHBC warranty and offering over 1200 square feet of flexible accommodation set on three floors, 14' x 11' sitting room, 18' x 8' kitchen/breakfast room, 15' x 11' main bedroom with en-suite shower room on top floor, 18' x 9' bedroom and single bedroom on second floor with family bathroom. 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.

## **FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Front aspect Upvc obscured double glazed window, radiator, stairs leading to first floor landing, power points, smoke alarm, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, inset wash hand basin with chrome style mixer tap and tiled splashback, chrome heated towel rail, down-lighter, extractor.

## **SITTING ROOM 14'3 x 11'8 (4.34m x 3.56m)**

Front aspect Upvc double glazed window, radiator, power points, TV aerial point, internet/telephone points.

## **KITCHEN/BREAKFAST ROOM 18'8 x 8'11 (5.69m x 2.72m)**

A range of wall mounted and base level units, square edge work surface, integrated double oven with grill and integrated gas hob above, extractor hood, cupboard housing Logic boiler, integrated dishwasher, integrated fridge/freezer, integrated washing machine/dryer, power points, tiled floor, rear aspect Upvc double glazed windows, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, down-lighters, smoke alarm, radiator, storage cupboard.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Front aspect Upvc double glazed window, radiator, stairs leading to second floor, power points, cupboard housing Mega-Flow water system and storage space, door to:

## **FAMILY BATHROOM**

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath, separate shower over bath, shaver point, down-lighters, extractor, chrome heated towel rail, tiled floor, tiled walls.

## **BEDROOM 2 18'8 x 9'4 (5.69m x 2.84m)**

Rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, media point.

## **BEDROOM 3 11'10 x 7'3 (3.61m x 2.21m)**

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

## **STAIRS LEADING TO SECOND FLOOR LANDING**

Radiator, door to storage cupboard, further radiator, smoke alarm, door to:

## **MAIN BEDROOM 15'0 x 11'4 (4.57m x 3.45m)**

A dual aspect room with front aspect Upvc double glazed window, side aspect sky-light windows, radiator, power points, fitted wardrobe with hanging rail and shelving, door to:

## **EN-SUITE SHOWER ROOM**

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, corner shower cubicle, tiled walls, tiled floor, extractor fan, rear aspect obscured double glazed window, shaver point, chrome heated towel rail.

## **OUTSIDE**

### **REAR GARDEN**

Rear access to parking, raised flower bed, fencing, stone paved patio, outside water tap, brick retaining wall, outside lighting, outside power points.

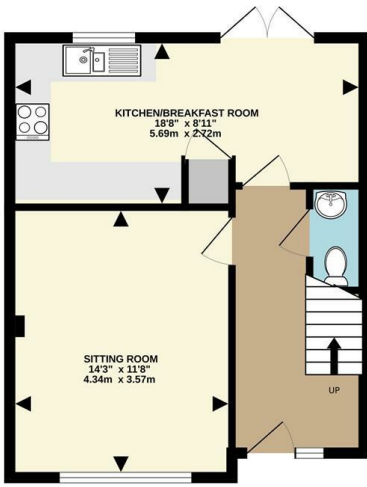
### **FRONT GARDEN**

Pathway to front door.

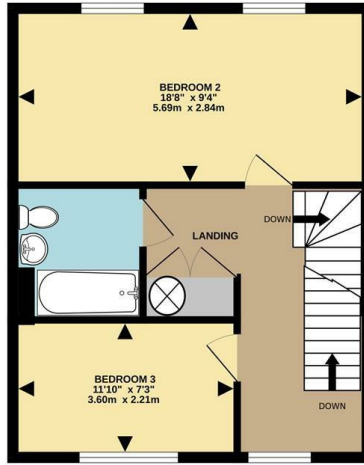
## **COUNCIL TAX BAND D**

## **SERVICE CHARGE £13 PER MONTH**

# Floor Plan



GROUND FLOOR



1ST FLOOR



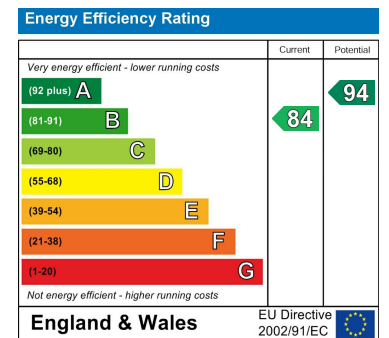
2ND FLOOR

TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.