



74 Radstock Way, Merstham, RH1 3NH
Asking Price £350,000

A three bedroom semi detached property offered to the market with NO ONWARD CHAIN in need of some updating, gas central heating, double glazing, 22' x 12' sitting/dining room, off street parking for several vehicles, car port and gardens to front and rear. Merstham village offers local amenities, schools and mainline station with commuter services to London, Gatwick and the South coast. Bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants. The M23/M25 can be accessed at junction 7, The Hooley Interchange providing motorway links to the surrounding areas.

UPVC DOUBLE GLAZED DOOR

Giving access to:

ENTRANCE PORCH

Side aspect Upvc double glazed window, wall mounted light, glazed front door leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor landing, side aspect Upvc double glazed window, power point, BT point, cupboard housing fuse board and meter, understairs recess area with storage cupboard, thermostat for central heating, door to:

SITTING/DINING ROOM 22'10 x 12'11 (6.96m x 3.94m)

Front aspect Upvc double glazed window, double radiator, feature fireplace, wall mounted lights, coved ceiling, power points.

DINING AREA:

Radiator, power points, serving hatch to kitchen, rear aspect Upvc double glazed sliding patio doors giving access to patio and rear garden.

KITCHEN 10'2 x 8'10 (3.10m x 2.69m)

Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, roll top work surface, wall mounted boiler, power points, tiled floor, one and a half bowl sink with mixer tap.

STAIRS LEADING UP TO FIRST FLOOR LANDING

Access to loft via hatch, side aspect Upvc double glazed window, door to:

SHOWER ROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and Victorian style mixer tap, shower cubicle, tiled floor, tiled walls, medicine cabinet, double radiator, rear aspect obscured Upvc double glazed window, coved ceiling.

MAIN BEDROOM 12'11 x 12'4 (3.94m x 3.76m)

Front aspect Upvc double glazed window, double panelled radiator, power points, coved ceiling, fitted wardrobe with hanging rail and shelving, wall mounted light.

BEDROOM 2 12'11 x 8'10 (3.94m x 2.69m)

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

BEDROOM 3 9'3 x 8'1 (2.82m x 2.46m)

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

OUTSIDE

REAR GARDEN

Mainly laid to lawn, crazy paved patio, outside water tap, timber built shed.

OUTHOUSE

With toilet and window.

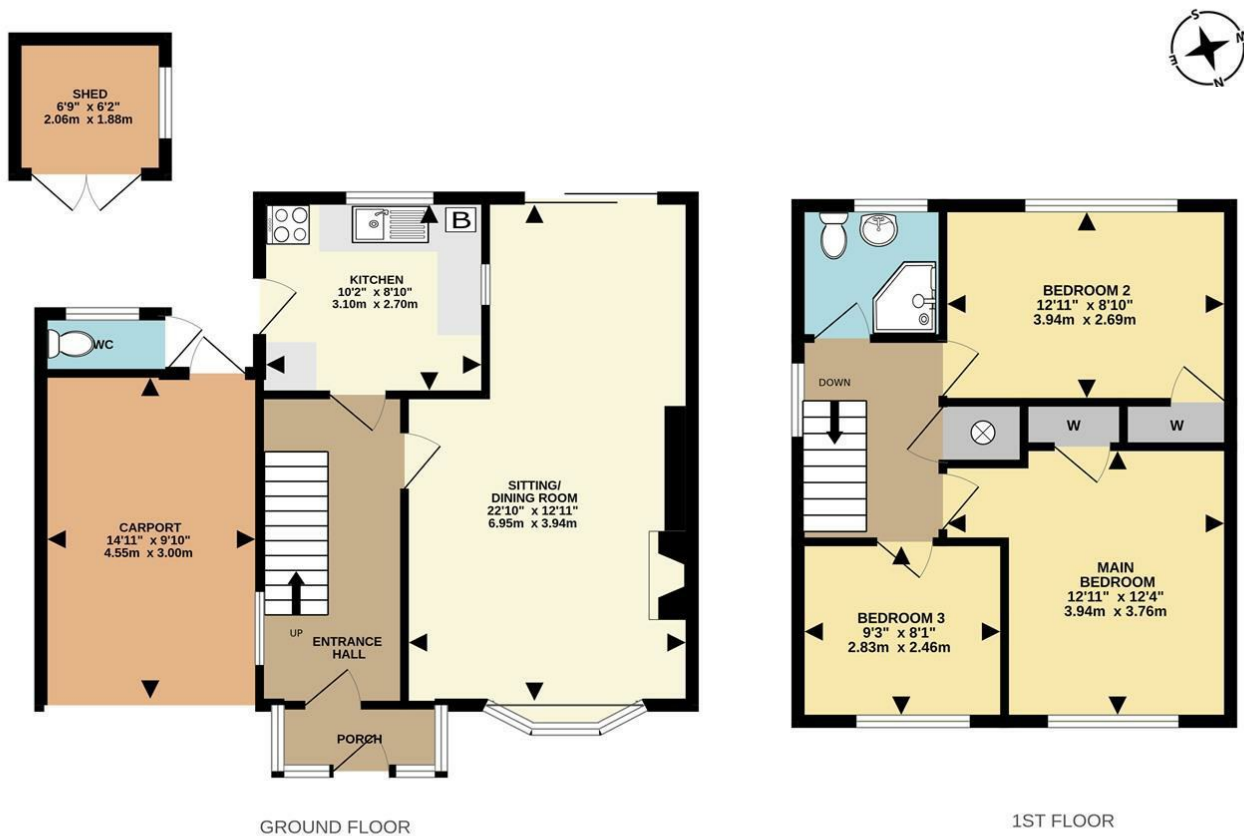
FRONT GARDEN

OFF STREET PARKING for several vehicles, side access, patio area.

CAR PORT 14'11 x 9'10 (4.55m x 3.00m)

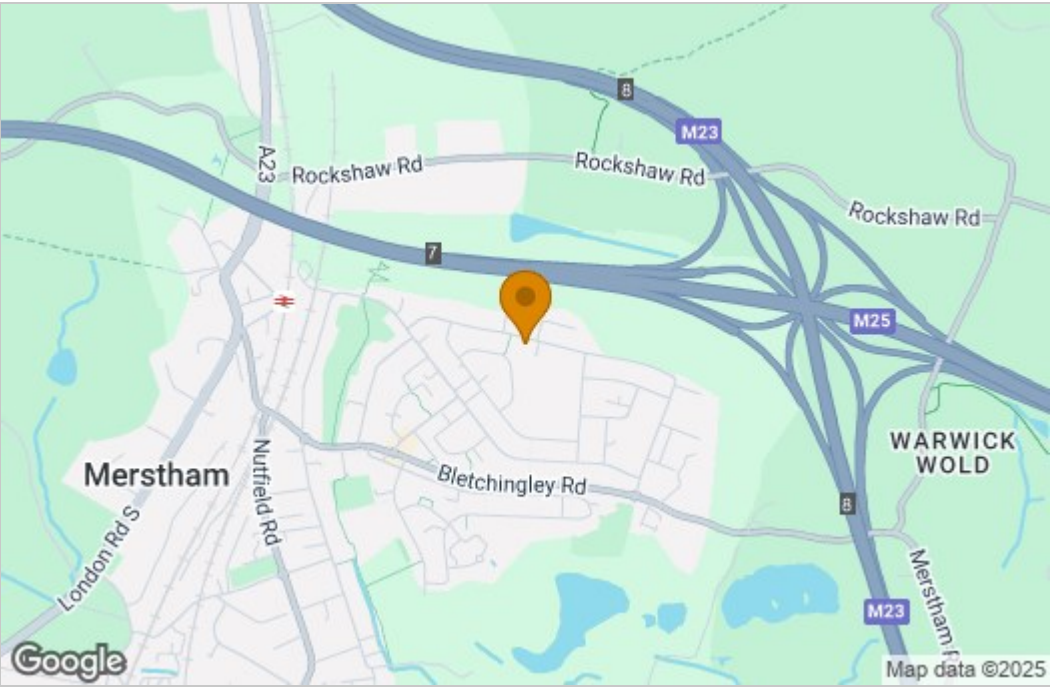
COUNCIL TAX BAND C

Floor Plan

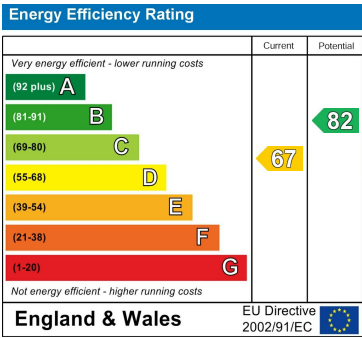


TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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