



4A Endsleigh Road, Merstham, RH1 3LX
Offers Over £280,000

****SHARE OF FREEHOLD**** A stunning two bedroom first floor apartment with own front door, loft storage and two en-suite shower rooms, located within walking distance to Merstham mainline train station with good commuter links to London, Gatwick and the South coast. This property is approximately 700 square feet and has been restored and upgraded to a high standard. Merstham Village offers local shops, amenities and bus routes serving Redhill town centre, Reigate and East Surrey Hospital. The M23/25 can be accessed at the Hooley Interchange, Junction 7 with good links to London and the surrounding areas.

OWN DOUBLE GLAZED FRONT DOOR

STAIRS LEADING TO FIRST FLOOR LANDING

Radiator, power points, down-lighters with LED lights, access to loft via hatch with wooden pull-down ladder, loft is part boarded with light and ample storage, door to:

MAIN BEDROOM 11'7" x 11'2" (3.53 x 3.40)

Front aspect Upvc double glazed sash windows, double radiator, power points, further power point with USB point, down-lighters with LED lights, TV aerial point, telephone point, double fitted wardrobe with media point, hanging rail and shelving over, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level w.c., shower cubicle with Aqualisa shower and Monsoon style shower head, tiled walls, tiled floor, wall mounted heated towel rail, full height fitted cupboard with shelving, down-lighters with LED lights, extractor fan, wall mounted mirror.

BEDROOM 2 10'10" x 9'8" (3.30 x 2.95)

Side aspect Upvc double glazed window, sky-light Velux window, radiator, power points, further power point with USB points, TV aerial point, telephone point, down-lighters with LED lights, door to:

EN-SUITE SHOWER ROOM.

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level W.C., shower cubicle, tiled floor, tiled walls, wall mounted heated towel rail, extractor fan, down-lighters with LED lights, wall mounted mirror.

SITTING ROOM 14'0" x 13'3" (4.27 x 4.04)

Side aspect Upvc double glazed window, radiator, power points, wall mounted thermostat, down-lighters with LED lights. smoke alarm, media point, telephone point, further power points, Karndean wood style flooring, opening to:

KITCHEN/BREAKFAST ROOM 11'11" x 8'10" (3.63 x 2.69)

Fitted with a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated washer/dryer, integrated dishwasher, integrated fridge and integrated freezer, integrated Bosch electric oven with Bosch ceramic hob, extractor hood over, breakfast bar, power points, further power point with USB point, cupboard housing combi boiler, rear aspect Upvc double glazed window, down-lighters with LED lights, smoke alarm, carbon monoxide alarm.

COUNCIL TAX BAND C

SHARE OF FREEHOLD

Self maintaining Lease - split 50/50 with upstairs -

no management company needed as less than four units - Lease - approx 117 years remaining

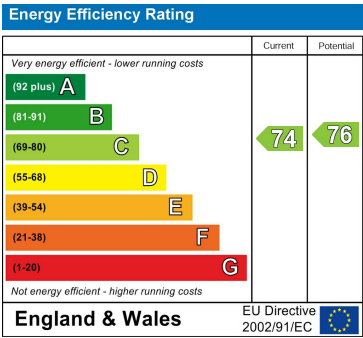
Floor Plan



Area Map



Energy Efficiency Graph



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