



206 London Road North, Merstham, RH1 3BG
Asking Price £439,950

A two bedroom Victorian property offered to the market with off street parking, two separate reception rooms, useful basement/home office, first floor family bathroom and rear garden. The property is situated just outside Merstham Village which offers local shops, schools and mainline railway station, bus routes run to Redhill town centre providing more comprehensive facilities including a good choice of shops, bars and restaurants and local weekly market and the M23/25 can be accessed at Junctions 7 and 8 providing good motorway connections to London, Gatwick Airport and the surrounding areas.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Stairs leading to first floor landing, radiator, picture rail, wood flooring, door to:

SITTING ROOM 13'2" x 11'1" (4.01 x 3.38)

Front aspect Upvc double glazed window, radiators, storage cupboard housing meter and fuse board, feature fireplace, picture rail, power points, side aspect Upvc double glazed window.

DINING ROOM 14'8" x 12'9" (4.47 x 3.89)

Continuation of wood flooring, side aspect and rear aspect sash style windows, open feature fireplace, picture rail, power points, thermostat for heating, fitted cupboard with shelving above, double radiator, stairs leading down to basement/studio room, archway to:

KITCHEN 8'11" x 7'6" (2.72 x 2.29)

Fitted in a range of wall mounted and base level units, roll top work surface, sink with chrome style mixer tap, space and plumbing for dishwasher, integrated electric oven with 4 ring gas hob and extractor hood over, part tiled walls, tiled floor, space for fridge/freezer, power points, space for microwave, coved ceiling, side aspect Upvc double glazed window overlooking garden, side aspect double glazed door giving access to rear garden, wall mounted boiler.

BASEMENT/HOME OFFICE 15'3" x 13'11" (4.65 x 4.24)

Stairs leading down to basement with restricted head height, rear aspect window, radiator, power points, understairs storage cupboards, space for freezer.

STAIRS LEADING TO HALF LANDING

Leading to:

FAMILY BATHROOM

A white three piece suite comprising pedestal wash hand basin with Victorian style taps, low level w.c., panel enclosed bath with mixer tap and shower attachment, tiled walls, tiled floor, radiator, side aspect Upvc double glazed obscured window, cupboard with space and plumbing for washing machine and shelving over.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, radiator, airing cupboard housing water tank and shelving, door to:

MAIN BEDROOM 14'8" x 11'1" (4.47m x 3.38m)

Front aspect Upvc double glazed windows, radiator, wood flooring, feature fireplace, picture rail, power points.

BEDROOM 2 12'6" x 8'10" (3.81 x 2.69)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, wood flooring, feature fireplace, fitted wardrobe with hanging rail and shelving above, power points.

OUTSIDE

REAR GARDEN

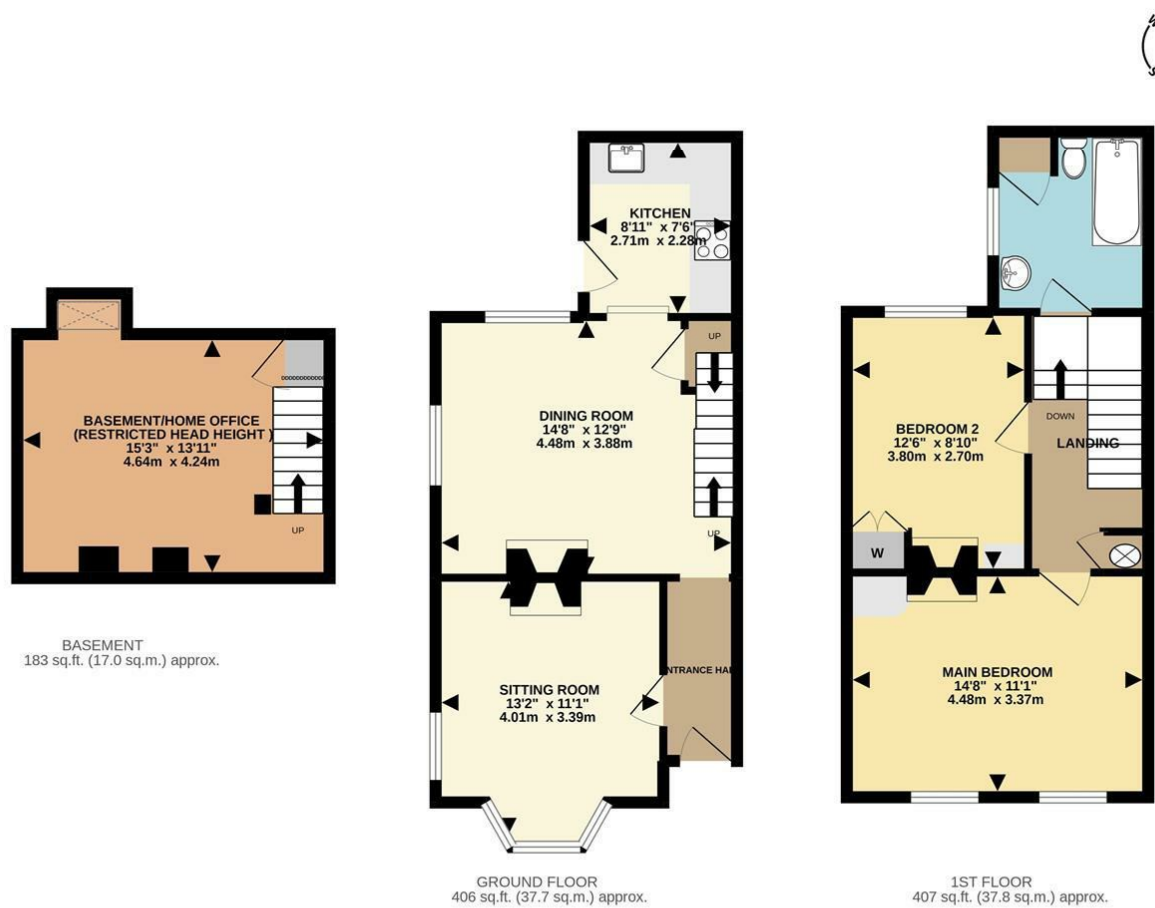
Side access, shed, fencing, outside tap.

FRONT GARDEN

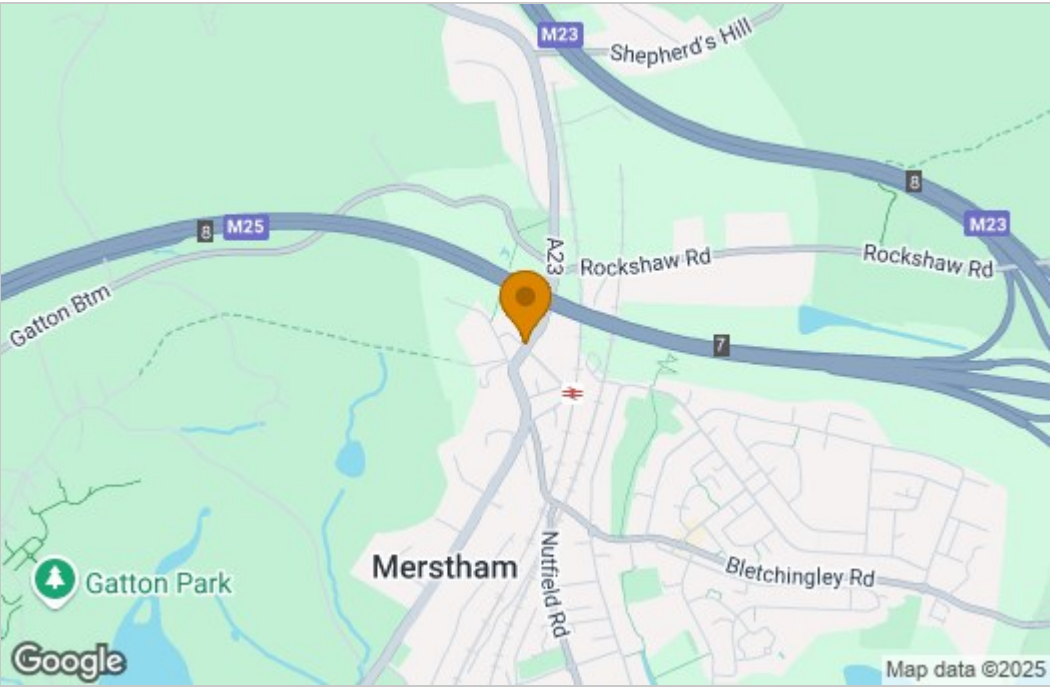
Pathway leading to front door, OFF STREET PARKING.

COUNCIL TAX BAND D

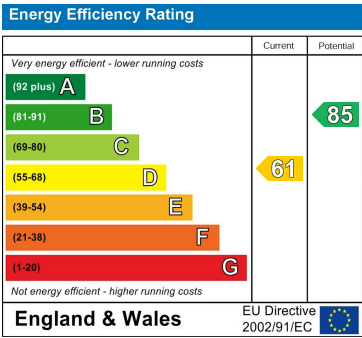
Floor Plan



Area Map



Energy Efficiency Graph



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