



### **36 Meadow Court, Merstham, RH1 3HQ**

### **Starting Bid £375,000**

**\*For sale via secure sale online bidding: terms and conditions apply.\* STARTING BID £375,000**

A two bedroom semi detached bungalow offered to the market with NO ONWARD CHAIN, fitted kitchen, bathroom, sitting room, garden room, rear garden and allocated parking. The property is situated in a sought after residential cul-de-sac in a semi-rural location with nearby Mercers Country Park offering a lakeside trail around Mercers Lake. Redhill town centre provides a wide selection of shops, bars and restaurants and mainline railway station offering excellent links to London, Gatwick and Brighton, the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good motorway connections to the surrounding areas.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Wall mounted heater, coved ceiling, power points, access to loft via hatch, airing cupboard housing water tank and shelving, door to:

## **SITTING ROOM 15'0 x 12'8 (4.57m x 3.86m)**

Rear aspect Upvc double glazed patio doors giving access to conservatory, feature fireplace, wall mounted lights, coved ceiling, power points, wall mounted heater, telephone point, storage cupboard with hanging rail and shelving, door to:

## **KITCHEN 10'1 x 6'8 (3.07m x 2.03m)**

A range of wall mounted and base level units, stainless steel sink with mixer tap, roll top work surface, integrated electric oven and ceramic electric hob, space and plumbing for washing machine, integrated fridge/freezer, power points, wood style flooring, rear aspect Upvc double glazed window overlooking garden, coved ceiling.

## **MAIN BEDROOM 9'2 x 9'2 (2.79m x 2.79m)**

Front aspect Upvc double glazed window overlooking front garden, wall mounted heater, a range of fitted bedroom furniture comprising wardrobes, bedside drawers, display cabinets, overbed cabinets, hanging rail and shelving, power points, cove ceiling, wall mounted TV with aerial point and power point.

## **BEDROOM 2 8'0 x 6'11 (2.44m x 2.11m)**

Front aspect Upvc double glazed window, wall mounted heater, double fitted wardrobe with hanging rail and shelving, power points.

## **BATHROOM**

A three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, walk-in bath with chrome style mixer tap, separate shower over bath, tiled walls, wood style flooring, wall mounted heater, extractor.

## **GARDEN ROOM 9'4 x 7'11 (2.84m x 2.41m)**

Wood style flooring, power points, Upvc windows to three sides. wall mounted heater, side aspect Upvc double glazed patio door giving access to patio and rear garden.

## **OUTSIDE**

### **GARDEN**

Stone paved patio, brick retaining wall, outside power point, outside water tap, flower borders, fencing, side access, outside light.

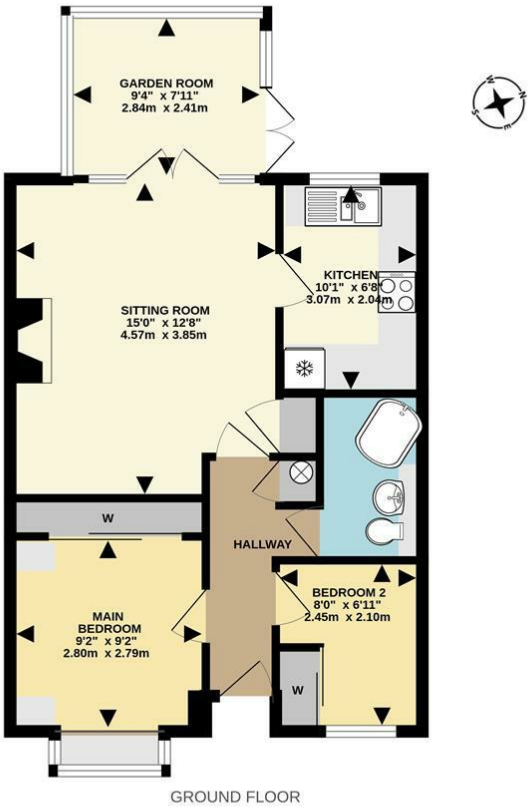
## **ALLOCATED PARKING**

## **COUNCIL TAX BAND C**

## **SERVICE CHARGE:**

Approximately £60 per month to cover maintaining the front lawns and repairs to the general area out the front

Floor Plan

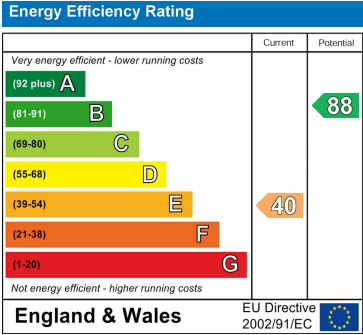


Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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