



**20 Field Oaks Way, Merstham, RH1 3FS**  
**Asking Price £505,000**

A modern three bedroom end of terrace property with accommodation on three floors and benefiting from integrated kitchen, 17' x 11' sitting room, en-suite shower to main bedroom on the top floor, family bathroom, allocated parking at the rear for two cars and good size rear garden. The property is located in Merstham with a good choice of schools, local shops, mainline railway station providing commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants. NO ONWARD CHAIN. The service charge is currently at £24.29 per month.



## **COVERED ENTRANCE PORCH**

### **DOUBLE GLAZED FRONT DOOR**

Leading through to:

### **ENTRANCE HALL**

Stairs leading to first floor landing, wood style flooring, radiator, power points, down-lighters, smoke alarm, thermostat for central heating, cloaks cupboard for coats and shoes, door to:

### **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap and tiled splash-back, wall mounted mirror, extractor, down-lighter.

### **INTEGRATED KITCHEN/BREAKFAST ROOM**

**15'1 x 9'7 (4.60m x 2.92m)**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, cupboard housing boiler, power points, tiled walls, control panel for central heating and hot water, built in electric hob with electric oven below, extractor fan, radiator, smoke alarm, front aspect Upvc double glazed window overlooking front garden.

### **SITTING ROOM 17'1 x 11'3 (5.21m x 3.43m)**

Continuation of wood style flooring, rear aspect Upvc Georgian style double glazed patio doors giving access to patio and rear garden, rear aspect Upvc double glazed windows overlooking rear garden, power points, media point, radiator.

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

Thermostat for heating, front aspect Upvc double glazed window, radiator, continuation of wood style flooring, cupboard housing Vaillant hot water cylinder with pressurised system, power point, door to:

### **FAMILY BATHROOM**

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level WC, panel enclosed bath with mixer tap and shower attachment, tiled walls, chrome heated towel rail, rear aspect Upvc obscured double glazed window, down-lighters, medicine cabinet, extractor.

### **FRONT BEDROOM 11'6 x 9'7 (3.51m x 2.92m)**

Front aspect Upvc double glazed window overlooking front garden, radiator, continuation of wood style flooring, power points, BT point, TV aerial point.

### **REAR BEDROOM 14'9 x 9'7 (4.50m x 2.92m)**

Rear aspect Upvc double glazed window, radiator, power points, BT point, TV aerial point, continuation of wood style flooring.

## **STAIRS LEADING TO TOP FLOOR LANDING**

Smoke alarm, down-lighter, storage cupboard, door to:

### **MAIN BEDROOM 18'2 x 13'5 (5.54m x 4.09m)**

Front aspect Upvc double glazed window, rear aspect sky-light window, continuation of wood style flooring, a range of fitted bedroom furniture comprising wardrobes, drawers, hanging rail and shelving, work-space unit area, access to loft via hatch, radiator, power points, eaves storage, BT point, TV aerial point, door to:

### **EN-SUITE SHOWER ROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, chrome heated towel rail, shower cubicle, rear aspect sky-light window, shaver point, down-lighters, extractor.

## **OUTSIDE**

### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, rose beds with three Bayleaf trees, rear access, close board fencing, patio, side access, outside lighting, timber built shed, raised decked area for seating.

### **FRONT GARDEN**

Pathway leading to front door, mainly laid to lawn with fencing.

### **ALLOCATED PARKING**

Two spaces at the rear of the property.

### **BIN STORAGE AREA**

### **METERS**

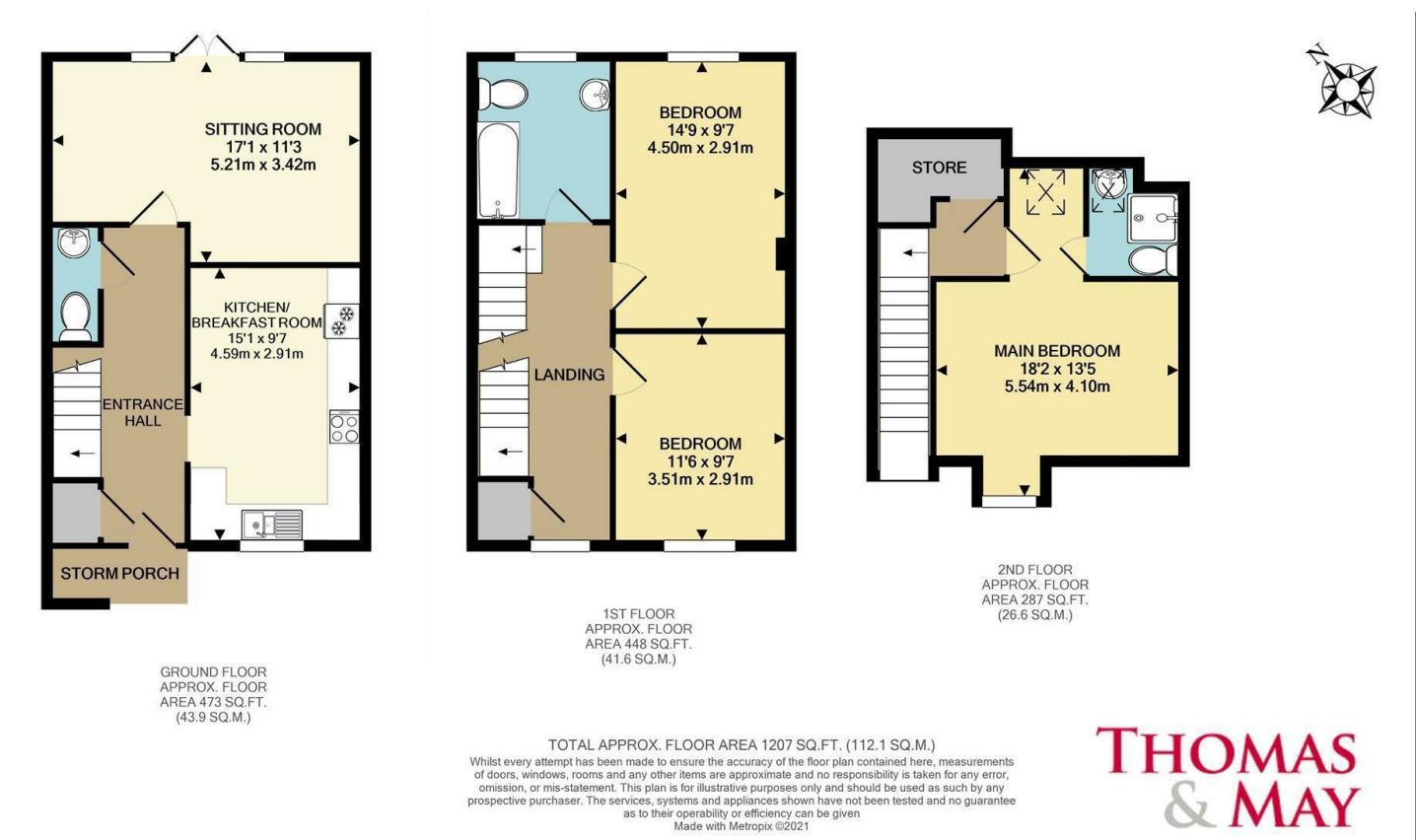
Electric meter, water meter, gas meter.

### **COUNCIL TAX BAND D**

### **SERVICE CHARGE:**

The service charge is currently at £24.29 per month.

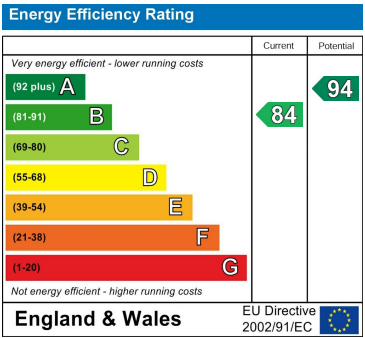
Floor Plan



Area Map



Energy Efficiency Graph



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