



18 Ash Close, Merstham, RH1 3HJ
Asking Price £415,000

A three bedroom property offered to the market with NO ONWARD CHAIN, sitting room, kitchen/breakfast room, first floor shower room, gardens to front and rear, garage en bloc, double glazing and central heating. The property is situated in the South Merstham area 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

Front aspect and side aspect Upvc double glazed windows, cupboard housing meter, fuse board and shelving, door to:

SITTING ROOM 17'7 x 15'8 (5.36m x 4.78m)

Front aspect Upvc double glazed window overlooking front garden, double panelled radiator, dimmer switch, wall mounted lights, coved ceiling, smoke alarm, control panel for central heating and hot water, further double panelled radiator, further understairs storage, telephone point, double doors leading to:

KITCHEN/BREAKFAST ROOM 15'8 x 10'8 (4.78m x 3.25m)

KITCHEN AREA:

A range of wall mounted and base level units in Shaker style, square edged work surface, one and a half bowl sink with mixer tap, integrated four ring gas hob, integrated double oven with extractor hood over, free-standing fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled floor, tiled walls, power points, concealed lighting, down-lighters, coved ceiling, rear aspect Upvc double glazed window overlooking rear garden.

BREAKFAST AREA:

Double panelled radiator, coved ceiling, down-lighters, Upvc double glazed patio doors giving access to patio and rear garden, power points, coved ceiling, continuation of tiled floor.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, radiator, smoke alarm, storage cupboard, coved ceiling, door to:

SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, double width shower, tiled floor, tiled walls, down-lighters, coved ceiling, radiator, rear aspect obscured Upvc double glazed window.

MAIN BEDROOM 15'8 x 9'8 (4.78m x 2.95m)

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

BEDROOM 2 11'0 x 9'8 (3.35m x 2.95m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling, fitted wardrobes with hanging rail and shelving.

BEDROOM 3 11'9 x 5'10 (3.58m x 1.78m)

Front aspect Upvc double glazed window, radiator,

power points, coved ceiling, fitted cupboard with shelving.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn, shingle area, pathway leading to front door.

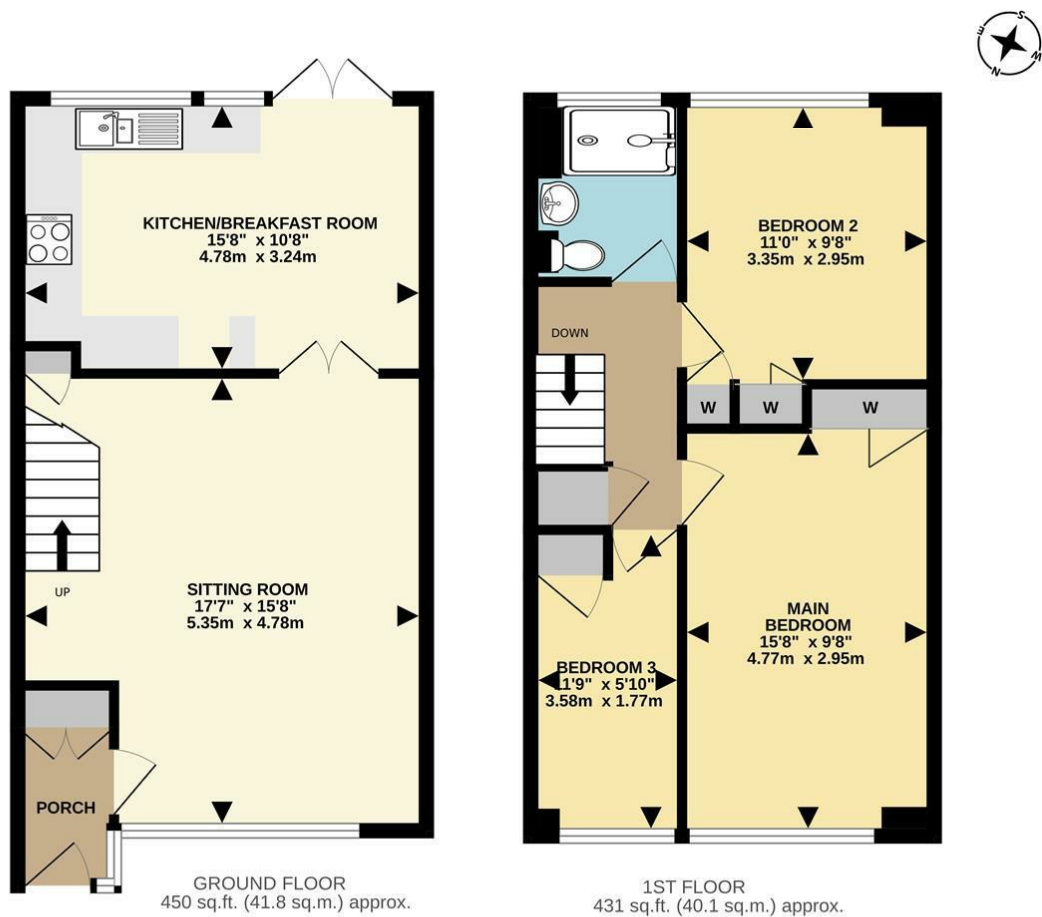
REAR GARDEN

Area of patio, rear access, outside tap, outside power point, sensor, lawn.

GARAGE EN BLOC

COUNCIL TAX BAND D

Floor Plan

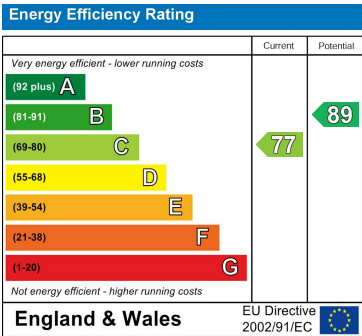


TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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