



12 Shale Green, Merstham, RH1 3QE

Offers In Excess Of £450,000

Nestled in the charming area of Shale Green, Merstham, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. With one well-appointed bathroom, it caters to the needs of a family or those seeking extra space.

One of the standout features of this home is the potential for parking, as the back garden could accommodate two to three cars in the large back garden, accessible via Nailsworth Crescent. This is a rare find in the area, providing both security and ease of access. The vendors removed these spaces as they found there is always plenty of parking.

The property is thoughtfully designed to ensure privacy, as it is not overlooked from either the front or the back. This creates a serene environment, perfect for enjoying quiet evenings or family gatherings in the garden. This house presents a wonderful opportunity for those looking to settle in a peaceful yet accessible neighbourhood. Don't miss the chance to make this charming property your new home.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE PORCH

Front aspect Upvc double glazed window, tiled floor, space for coats and shoes, door to:

ENTRANCE HALL

Stairs leading to first floor landing, cupboard housing fuse board and meter, radiator, wood style flooring, door to:

RECEPTION ROOM 13'1 x 12'6 (3.99m x 3.81m)

Front aspect Upvc double glazed window, feature fireplace, coved ceiling, power points, dimmer switch, double panelled radiator, media point, continuation of wood style flooring.

KITCHEN 13'1 x 8'4 (3.99m x 2.54m)

A range of wall mounted and base level units, square edge wooden work surface with integrated butler style sink and chrome style mixer tap, radiator, continuation of wood style flooring, integrated double oven with integrated 4 ring ceramic electric hob and extractor hood over, space and plumbing for dishwasher, space for American style fridge/freezer, breakfast bar with continuation of square edge wooden work surface and cupboards below, tiled walls, power points, down-lighters, rear aspect Upvc double glazed window overlooking rear garden, doorway leading to:

REAR LOBBY

Space and plumbing for washing machine, wall mounted Worcester boiler, power, light, side aspect Upvc double glazed door giving access to decking and rear garden, storage cupboard.

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect Upvc double glazed window, radiator with cover, access to loft via hatch, airing cupboard with wooden shelving, door to:

FAMILY BATHROOM

A white two piece suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, moulded bath with chrome style mixer tap and separate shower over bath, rear aspect Upvc obscured double glazed window, down-lighters, part tiled walls, chrome heated towel rail.

SEPARATE CLOAKROOM

Comprising low level WC, rear aspect Upvc obscured double glazed window, part tiled walls.

MAIN BEDROOM 11'7 x 9'9 (3.53m x 2.97m)

Rear aspect Upvc double glazed window overlooking rear garden, wood style flooring, power points, wall mounted light, cupboard housing hanging rail and shelving.

BEDROOM 2 10'10 x 8'9 (3.30m x 2.67m)

Front aspect Upvc double glazed window, radiator, power points.

BEDROOM 3 9'5 x 7'7 (2.87m x 2.31m)

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe with shelving and cupboards below.

OUTSIDE

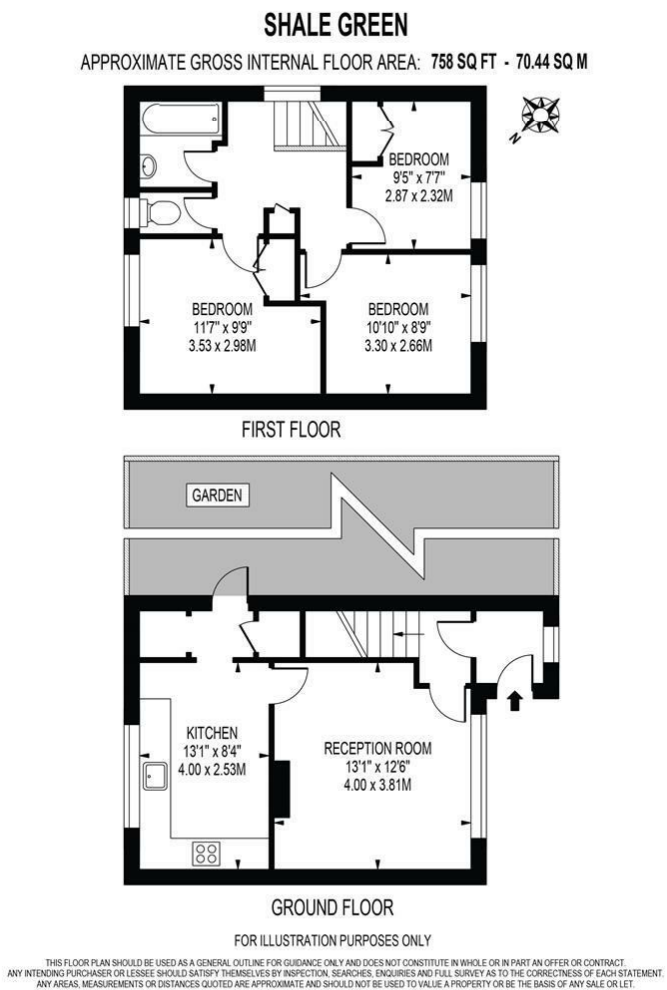
REAR GARDEN

Set on a larger than average plot, mainly laid to lawn, area of decking, outside lighting, outside water tap, side access, panelled fencing, rear access.

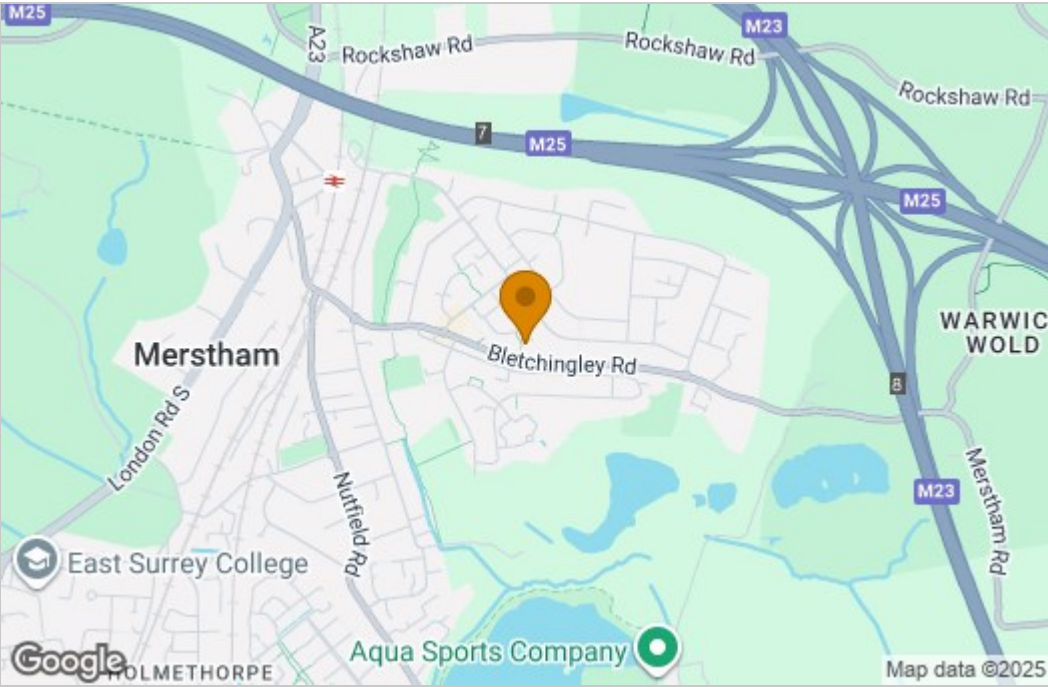
FRONT GARDEN

COUNCIL TAX BAND C

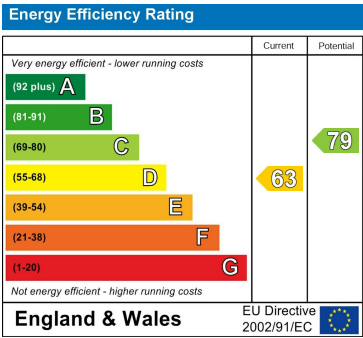
Floor Plan



Area Map



Energy Efficiency Graph



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