



22 Endsleigh Road, Merstham, RH1 3LX
Price Guide £450,000

A two bedroom Victorian style property which has been tastefully renovated and is offered to the market with two reception rooms, fitted kitchen, newly fitted four piece suite family bathroom, double glazing, gas central heating and useful loft room which is ideal for a study and gardens to front and rear. The property is located in the popular South Merstham area 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.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Wood flooring, stairs leading to first floor landing, doors to sitting room and dining room.

SITTING ROOM 13'9 x 11'0 (4.19m x 3.35m)

Front aspect Upvc double glazed sash style windows, continuation of wood flooring, double panelled radiator, feature fireplace, modern vertical radiator, power points, coved ceiling, wall mounted lights.

DINING ROOM 12'2 x 11'0 (3.71m x 3.35m)

Rear aspect Upvc double glazed window overlooking rear garden, double panelled radiator, continuation of wood flooring, fitted cupboard with shelving over, power points, coved ceiling, understairs cupboard housing shelving. Doorway leading to:

KITCHEN 13'9 x 6'8 (4.19m x 2.03m)

A range of wall mounted and base level units, square edge wooden work surface, integrated Butler sink with chrome style mixer tap, space and plumbing for dishwasher, space for Range cooker and extractor hood over, integrated fridge/freezer, power points, coved ceiling, wall mounted Worcester boiler, radiator, tiled floor, tiled walls, rear aspect Upvc double glazed window overlooking rear garden, side aspect Upvc obscured double glazed door giving access to patio and rear garden.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, radiator, power points, door to:

MAIN BEDROOM 11'10 x 11'0 (3.61m x 3.35m)

Front aspect Upvc double glazed sash windows, radiator, power points, coved ceiling.

BEDROOM 2 10'3 x 8'1 (3.12m x 2.46m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling, double fitted wardrobe with shelving above.

FAMILY BATHROOM

A white four piece suite recently re-fitted by the current owners and comprising free-standing vanity unit with wash hand basin and mixer tap, low level WC, moulded bath with centre drainer, mixer tap and shower attachment, double width shower, tiled walls, tiled floor, down-lighters, rear aspect obscured Upvc double glazed window, heated towel rail, cupboard with space and plumbing for washing machine and tumble dryer, further shelving for storage.

LOFT ROOM 15'1 x 10'3 (4.60m x 3.12m)

Rear aspect sky-light window, power points, eaves storage.

OUTSIDE

REAR GARDEN

Area of level patio, side access, outside water tap, panelled fencing, lawn area, mature shrubs and flower borders.

GARDEN SHED 8'0 x 7'0 (2.44m x 2.13m)

FRONT GARDEN

Pathway leading to side and front door.

COUNCIL TAX BAND D

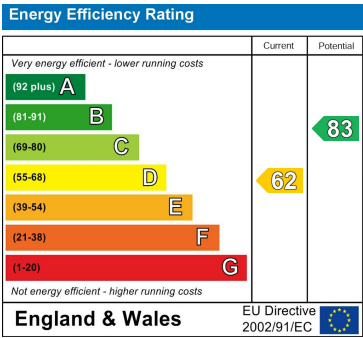
Floor Plan



Area Map



Energy Efficiency Graph



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