



8 Field Oaks Way, Merstham, RH1 3FS
Guide Price £345,000

A larger than average two bedroom 'coach house' style property offering 22' x 21' sitting/dining room, 15' x 8' kitchen/breakfast room, two double bedrooms, family bathroom, communal gardens and allocated parking. 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.

OWN FRONT DOOR

Leading through to:

OWN ENTRANCE HALL

Stairs leading up to:

FIRST FLOOR LANDING

Rear aspect Upvc double glazed window, radiator, power points, thermostat for central heating, storage cupboard housing fuse board, cupboard housing shelving, door to:

SITTING/DINING ROOM 22'4 x 21'2 (6.81m x 6.45m)

Front aspect Upvc double glazed window, front aspect Upvc double glazed doors opening onto JULIET BALCONY, power points, two radiators, double storage cupboard, media point, communal sky dish, door to:

KITCHEN/BREAKFAST ROOM 15'2 x 8'2 (4.62m x 2.49m)

Rear aspect Upvc double glazed window overlooking parking area and communal garden, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated electric oven and 4 ring gas hob with extractor hood over, space and plumbing for washer/dryer, space and plumbing for dishwasher, cupboard housing boiler, space for fridge/freezer, radiator, power points, down-lighters, smoke alarm, extractor, concealed lighting.

MAIN BEDROOM 13'3 x 13'0 (4.04m x 3.96m)

Front aspect Upvc double glazed window, radiator, power points, thermostat for heating.

FAMILY BATHROOM

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

BEDROOM 2 14'4 x 13'8 (4.37m x 4.17m)

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

OUTSIDE**ALLOCATED PARKING**

One allocated parking space.

COMMUNAL GARDENS

Area of lawn, patio, enclosed fencing.

LEASE:

125 years from 9/10/2015 - 115 years remaining.

GROUND RENT:

£100 per annum.

SERVICE CHARGE:

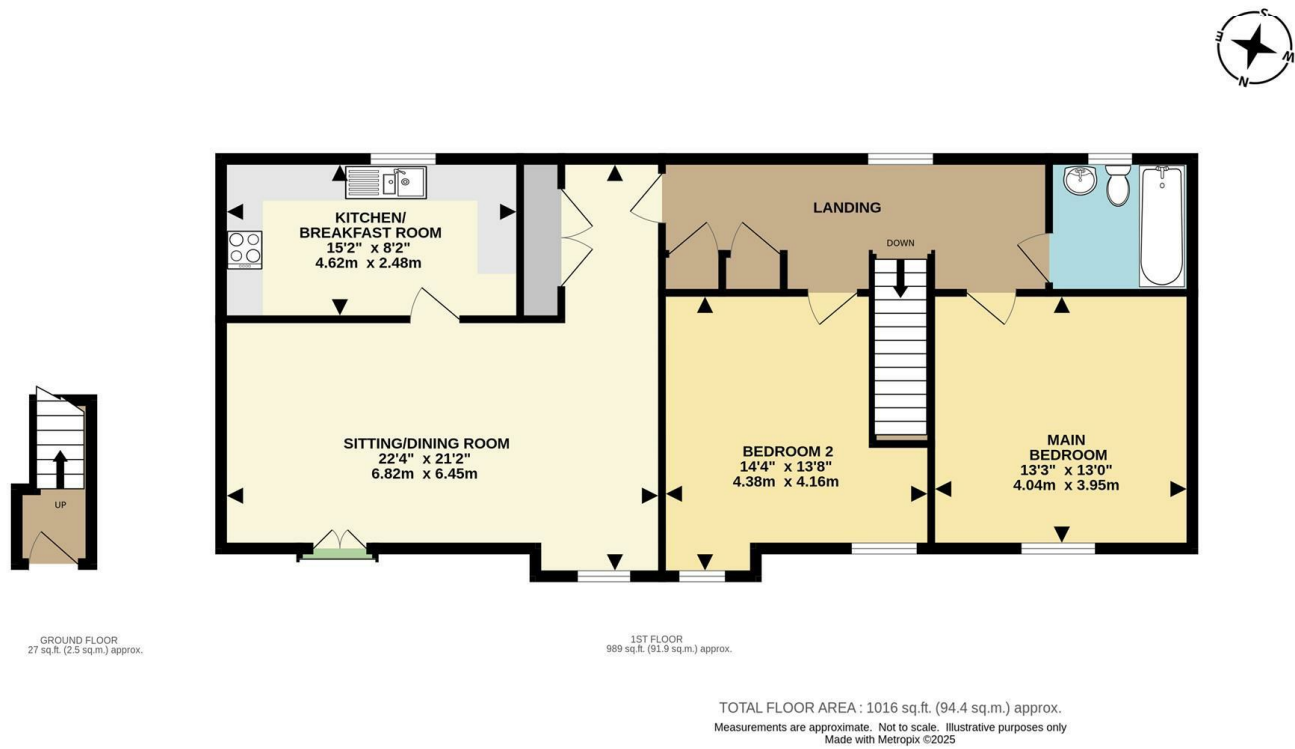
£1303.50 per annum.

SINKING FUND:

£756.73 included in service charge.

COUNCIL TAX BAND C

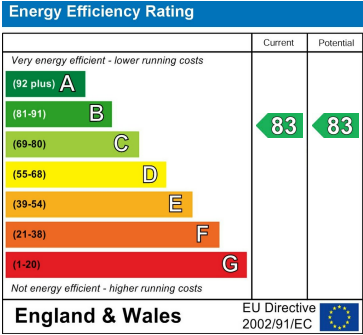
Floor Plan



Area Map



Energy Efficiency Graph



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