



18 Dundrey Crescent, Merstham, RH1 3NY
Price Guide £465,000

An extended three bedroom property offered to the market with a recently re-fitted 14' kitchen, off street parking, rear garden, conservatory, family bathroom and downstairs WC, double glazing and central heating. 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.

DOUBLE GLAZED FRONT DOOR

Giving access to:

ENTRANCE PORCH

Side aspect double glazed window, front aspect double glazed UPVC window, power point.

FRONT DOOR LEADING TO:

ENTRANCE HALL

With stairs leading to first floor landing, cupboard housing fuse board and meter, radiator, archway to:

SITTING ROOM 13'8" x 11'10" (4.19 x 3.61)

Front aspect UPVC double glazed window overlooking front garden, radiator wood style flooring, feature fireplace, power points, coved ceiling, thermostat for heating, wall mounted light, double doors to:

KITCHEN 14'11" x 7'11" (4.55 x 2.43)

A range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, built in electric oven, built in electric microwave, integrated four ring gas hob with extractor hood over, cupboard housing boiler, integrated washing machine and integrated tumble dryer, integrated dishwasher, integrated fridge-freezer, power points, tiled walls, continuation of wood style flooring, storage cupboard, concealed lighting, door to:

CONSERVATORY 12'7" x 11'5" (3.84 x 3.50)

Continuation of wood style flooring, rear aspect UPVC double glazed sliding doors giving access to rear garden, radiator, power points, UPVC double glazing, door to:

DOWNSTAIRS CLOAKROOM

Comprising a low level WC, inset wash hand basin with chrome style mixer tap, rear aspect window, side aspect window, part tiled walls, chrome heated towel rail, wall mounted mirror, extractor and light.

STAIRS TO FIRST FLOOR LANDING

Power point, storage cupboard, door to:

FAMILY BATHROOM

Comprising a white three piece suite, pedestal wash hand basin, low level WC, moulded bath, chrome centre mixer tap, wall mounted electric shower, rear aspect UPVC double glazed window, part tiled walls, heated towel rail, wood flooring.

REAR BEDROOM 9'6" x 9'6" (2.90 x 2.90)

Rear aspect UPVC double glazed window overlooking rear garden, wood style flooring, coved ceiling, power points.

MAIN BEDROOM 12'2" x 9'6" (3.71m x 2.90m)

Front aspect UPVC double glazed window, radiator, wood style flooring, double fitted wardrobe with sliding doors, power points with USB points, coved ceiling, dimmer switch.

BEDROOM 3 8'0" x 7'4" (2.45 x 2.24)

Front aspect double glazed UPVC window, radiator, power points, cupboard housing shelving and hanging rail.

LOFT

Eaves storage, skylight windows, radiator, power points, wood style flooring.

OUTSIDE

REAR GARDEN

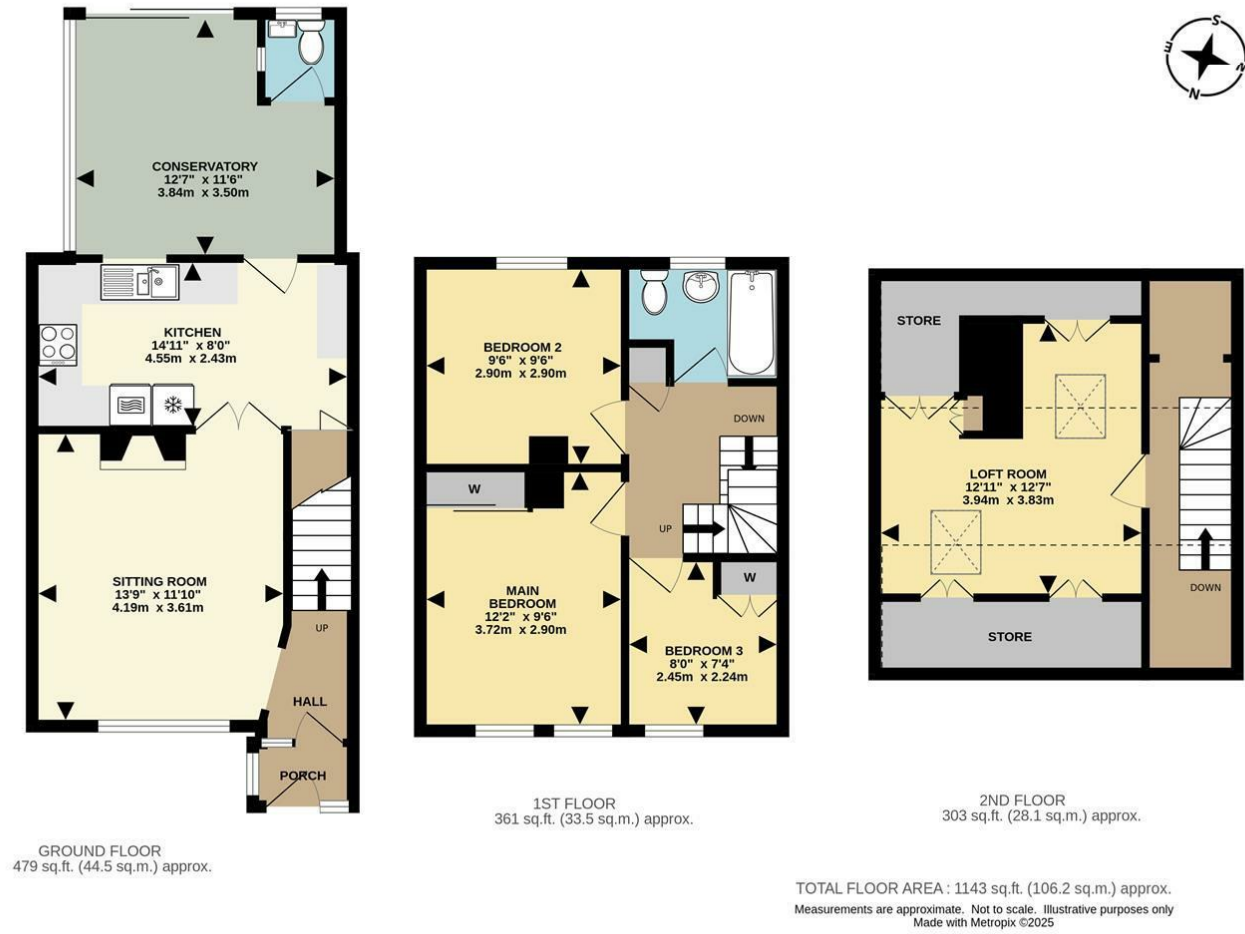
Mainly laid to lawn, fencing, shed, patio, side access.

FRONT GARDEN

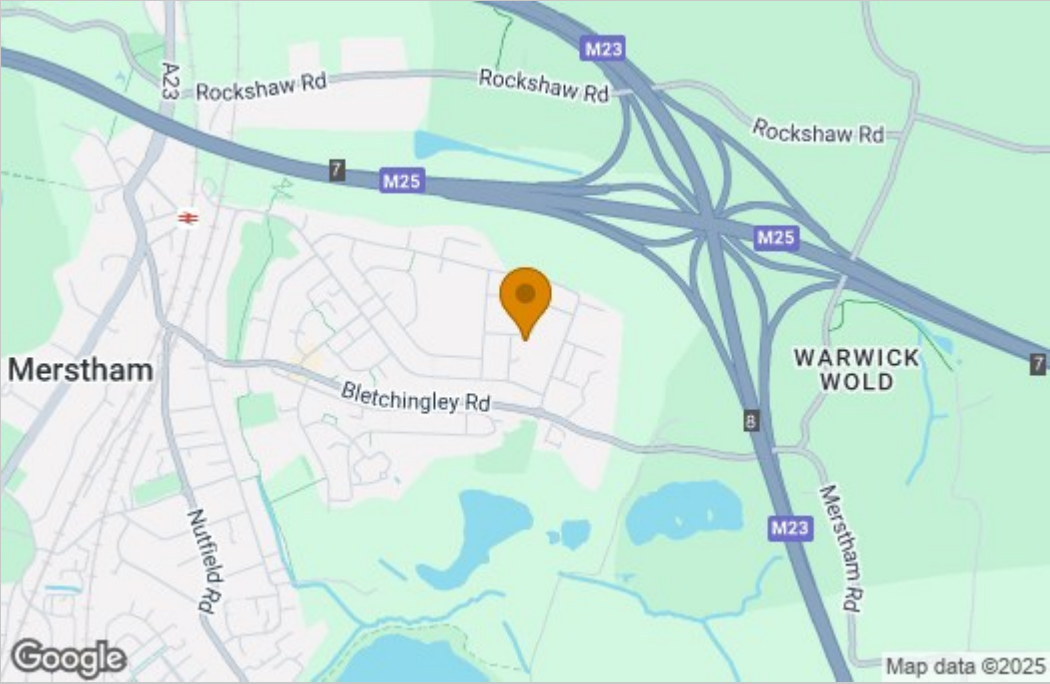
Block paved driveway, giving off street parking for several vehicles and access to front door.

COUNCIL TAX BAND D

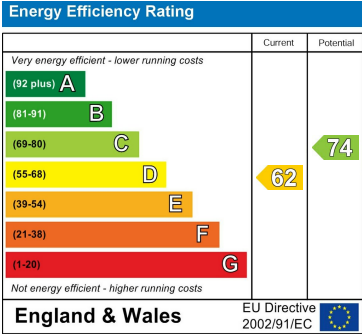
Floor Plan



Area Map



Energy Efficiency Graph



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