



4 Laxton Gardens, Merstham, RH1 3NJ

Offers In Excess Of £410,000

A three bedroom property offered to the market with first floor and ground floor shower rooms with underfloor heating, fitted kitchen, 15'6 x 11' living room with archway to 10'4 x 9'8 dining room, double glazing, central heating, South facing rear garden, corner plot. Vendors suited. The property is located in Merstham with a good choice of schools, local shops, mainline railway station providing good 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

Stairs leading to first floor landing, down-lighters, radiator, understairs storage area, electricity cupboard, fuse board, wall mounted boiler, power points, door to:

LIVING ROOM 15'6 x 11'0 (4.72m x 3.35m)

Front aspect Upvc double glazed window, double radiator, power points, wood style flooring, archway leading to:

DINING ROOM 10'4 x 9'8 (3.15m x 2.95m)

Rear aspect double glazed sliding patio doors giving access to decking and rear garden, continuation of wood style flooring, vertical radiator, power points, spot-lights, archway leading to:

FITTED KITCHEN 11'11 x 9'6 (3.63m x 2.90m)

Rear aspect Upvc double glazed window overlooking garden, a range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, part tiled walls, integrated 4 ring gas hob with integrated electric oven and extractor hood over, integrated slim-line dishwasher, fridge/freezer, continuation of wood style flooring, exposed brick, control panel for central heating and hot water, door to:

DOWNSTAIRS SHOWER ROOM

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, tiled floor, tiled walls, mosaic tiling, down-lighters, side aspect obscured window, chrome heated towel rail, underfloor heating.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, side aspect Upvc double glazed window, wood style flooring, down-lighters, storage cupboard, door to:

MAIN BEDROOM 15'4 x 12'0 (4.67m x 3.66m)

Rear aspect Upvc double glazed window, radiator, wood style flooring, power points, down-lighters.

BEDROOM 2 12'3 x 11'5 (3.73m x 3.48m)

Front aspect Upvc double glazed window, radiator, wood style flooring, power points.

BEDROOM 3 11'0 x 9'1 (3.35m x 2.77m)

Front aspect Upvc double glazed window, radiator, wood style flooring, power points, dimmer switch.

SHOWER ROOM

Rear aspect Upvc obscured double glazed window, vanity unit with inset wash hand basin and chrome style mixer tap, low level WC, shower cubicle, space and plumbing for washing machine, wall mounted mirror, power points, heated towel rail, underfloor heating.

OUTSIDE

SOUTH FACING REAR GARDEN

Mainly laid to lawn, decked area, outside power point, outside tap, outside lighting, side access, panelled fencing, mature shrubs and flower borders, raised flower bed.

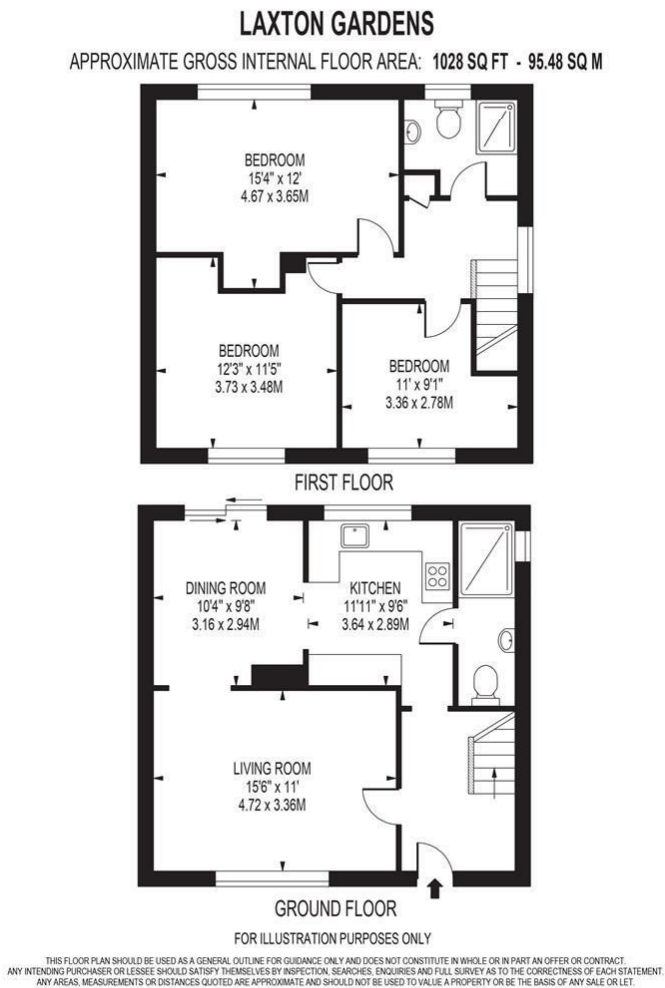
FRONT GARDEN

Lawn, pathway leading to front door.

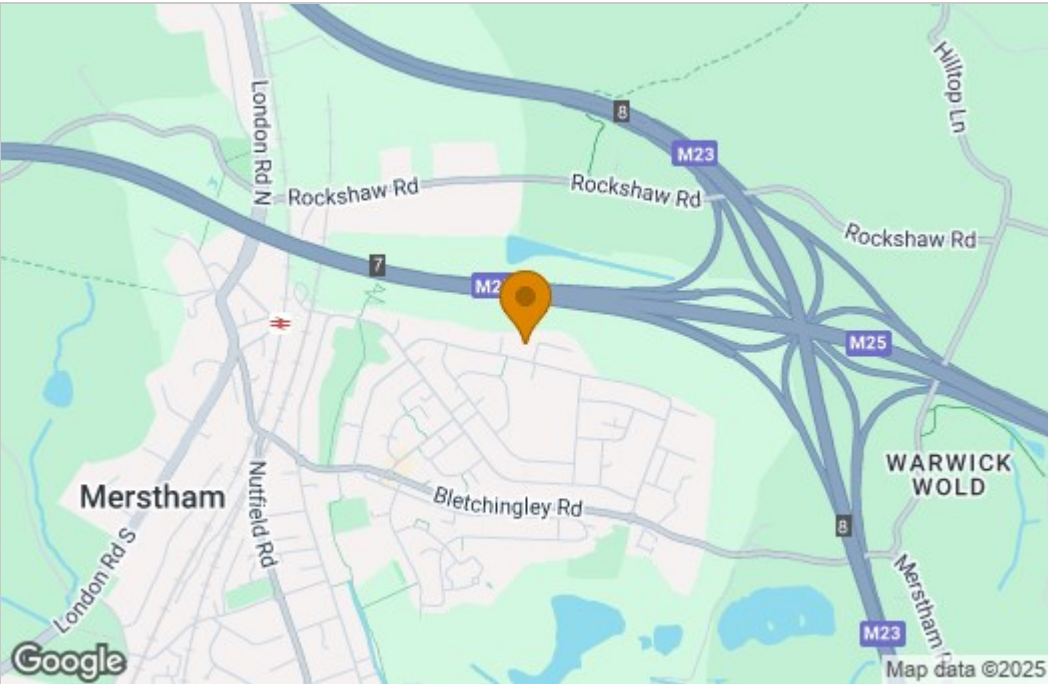
COUNCIL TAX BAND D

Precast Reinforced Concrete

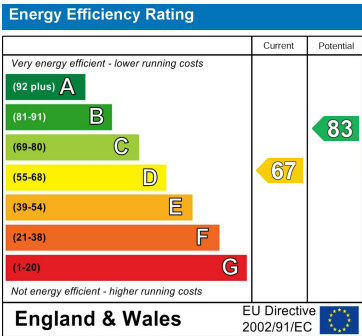
Floor Plan



Area Map



Energy Efficiency Graph



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