



Mill Lane, Merstham, RH1 3HQ

Guide Price: £735,000 Freehold

An extended and refurbished four bedroom detached property offered to the market with 21'4 sitting room, 23' x 21' kitchen/breakfast room opening to additional 14' dining room, en-suite and dressing area to principal bedroom, family shower room, gardens to front and rear and off street parking for several vehicles. The house is fully covered by a mains fire alarm and is situated in a semi-rural location with nearby Mercers Country Park offering a lakeside trail around Mercers

Lake and water sports including dinghy sailing, paddle boarding, kayaking, canoeing and windsurfing. Redhill town centre provides a wide selection of shops, bars and restaurants and it's mainline railway station offers excellent links to London, Gatwick and Brighton, the surrounding area also has a great choice of schools for children of all ages and the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.



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COVERED ENTRANCE PORCH

Leading to:

FRONT DOOR

Leading to:

ENTRANCE HALL

Wood flooring, stairs leading to first floor landing, double radiator, dado rail, picture rail, coved ceiling, down-lighters, power points, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., inset wash hand basin, tiled floor, tiled walls, radiator, down-lighters.

SITTING ROOM

6.50m (21' 4") x 3.96m (13' 0")

Front aspect leaded light double glazed windows overlooking front garden, front aspect leaded light Upvc double glazed patio doors giving access to front garden, feature open fireplace, coved ceiling, power points, vertical radiator, down-lighters, TV aerial point, media point, further vertical radiators, wall mounted lights.

'L' SHAPED KITCHEN/BREAKFAST ROOM

7.06m (23' 2") x 6.50m (21' 4") (max measurements)

KITCHEN AREA:

A recently refitted kitchen comprising a range of wall mounted and base level units, Quartz worktops, integrated sink with chrome style mixer tap, integrated dishwasher, space for Range cooker, space for wine cooler, space for American style fridge/freezer, down-lighters, side aspect Upvc double glazed window, tiled walls, concealed lighting, tiled floor, centre island with base level units and breakfast bar, power points.

BREAKFAST AREA:

Wood flooring, rear aspect double glazed bi-fold doors with fitted blinds giving access to decking and rear garden, vertical radiator, dimmer switch, down-lighters, power points, opening to:

DINING ROOM

4.50m (14' 9") x 3.25m (10' 8")

Rear aspect Upvc double glazed leaded light windows, continuation of wood flooring, radiator, power points, side aspect Upvc double glazed leaded light window, door to:

UTILITY/STORE

3.28m (10' 9") x 1.09m (3' 7")

Space and plumbing for washing machine, space and plumbing for tumble dryer, further space for freezer, power points, continuation of wood flooring.

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect Upvc double glazed leaded light window, access to loft via hatch, dado rail, recessed storage cupboard with shelving, door to:

PRINCIPAL BEDROOM

4.19m (13' 9") x 3.63m (11' 11")

Rear aspect Upvc double glazed leaded light windows overlooking rear garden, two double panelled radiators, power points, door to en-suite bathroom, opening to:

DRESSING AREA

A range of fitted bedroom furniture comprising wardrobes with hanging rail and shelving and double chest of drawers.

EN-SUITE BATHROOM

A white three piece suite comprising low level w.c., vanity unit with inset wash hand basin and chrome style mixer tap, moulded bath with centre drainer and separate shower over bath with chrome style fittings, chrome heated towel rail, down-lighters, extractor fan, tiled floor, tiled walls, side aspect obscured Upvc double glazed leaded light window.

BEDROOM 2

5.46m (17' 11") x 4.14m (13' 7")

A double aspect room with front aspect and rear aspect Upvc double glazed leaded light windows, two radiators, power points.

FAMILY SHOWER ROOM

A white four piece suite comprising low level w.c., 'his and hers' inset wash hand basins with vanity unit and chrome style mixer tap, double width shower cubicle with chrome style shower fittings including rain forest style shower head, heated towel rail, wood style flooring, tiled walls, down-lighters, extractor fan.

BEDROOM 3

3.99m (13' 1") x 3.20m (10' 6")

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

BEDROOM 4

3.99m (13' 1") x 3.20m (10' 6")

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

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, area of decking, fencing, patio, log store, timber built shed, outside water tap, outside lighting.

SPA HOUSE (TO BE NEGOTIATED)

4.32m (14' 2") x 3.53m (11' 7")

Decked floor with inset lighting, space and plumbing for jacuzzi bath.

FRONT GARDEN

Pathway leading to front door, OFF STREET PARKING for several vehicles, lawn area, mature shrubs and flower borders.

ADDITIONAL PARKING

To rear of property. (Rear gate access from Meadow Court).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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