



48 Delabole Road, Surrey, RH1 3PA
Offers Over £440,000

A three bedroom terraced house refurbished to a high standard throughout with open plan accommodation comprising fitted kitchen/breakfast room and sitting room, large entrance hall, family shower room, garden studio/workshop in rear garden, ideal for working from home, gas central heating, double glazing and located within walking distance to Merstham mainline railway station, amenities and shops.

DOUBLE GLAZED FRONT DOOR

Giving access to:

ENTRANCE HALL

Front aspect obscured Upvc double glazed window, wood flooring, radiator, stairs leading to first floor landing, dimmer switch, cupboard housing electrics, power points, down-lighters, door to:

OPEN PLAN LIVING ROOM/KITCHEN 22'0 x 15'11 (6.71m x 4.85m)



Continuation of wood flooring.

SITTING ROOM AREA:

Front aspect Upvc double glazed window, vertical radiator, power points, down-lighters, power point with USB point, dimmer switch.

KITCHEN/BREAKFAST AREA:



A range of wall mounted and base level units in Shaker style, square edge wooden work surface, integrated gas hob with extractor hood over, integrated double oven, integrated dishwasher, integrated washer/dryer, Butler sink with mixer tap, integrated fridge/freezer, vertical radiator, rear aspect double glazed Bi-Fold doors giving access to rear garden, down-lighters, power points, smoke alarm, power point with USB point, control panel for central heating.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, rear aspect Upvc double glazed window, continuation of wood flooring, down-lighters, dimmer switch, fitted cupboard with shelving, door to:

FAMILY SHOWER ROOM

A white three piece suite comprising vanity unit with

inset wash hand basin and chrome style mixer tap, low level WC with concealed cistern, double width shower cubicle with shower and rain-forest shower head, rear aspect obscured Upvc double glazed windows, tiled walls, down-lighters, extractor fan, medicine cabinet, chrome heated towel rail, power points.

MAIN BEDROOM 13'2 x 11'7 (4.01m x 3.53m)

Front aspect Upvc double glazed window, radiator, power points with USB point, down-lighters.

BEDROOM 2 13'2 x 9'8 (4.01m x 2.95m)

Front aspect Upvc double glazed window, radiator, power points, down-lighters, fitted shelving with recess area.

BEDROOM 3 10'3 x 8'11 (3.12m x 2.72m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, continuation of wood flooring, down-lighters, dimmer switch.

OUTSIDE

GARDEN STUDIO/WORKSHOP 13'2 x 11'6 (4.01m x 3.51m)



Front aspect Upvc double glazed window, Upvc double glazed door, power and light, wood flooring, extractor, down-lighters, power points with USB points, wall mounted fuse board.

REAR GARDEN

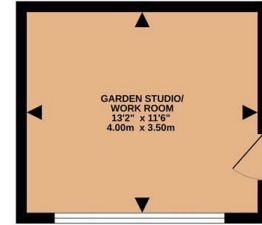
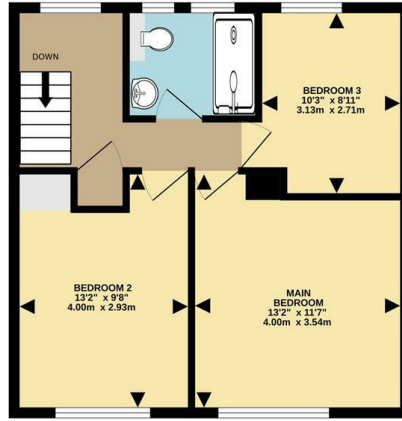
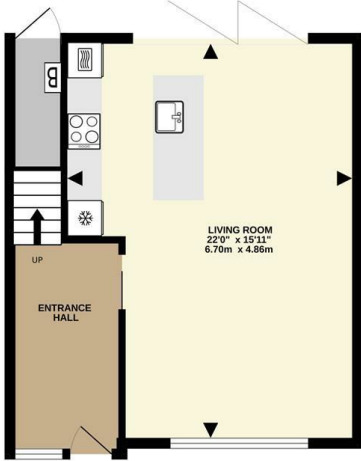
Mainly laid to lawn with mature shrubs and flower borders, patio, side access, outside water tap, outside lighting, cupboard housing boiler, space for storage.

FRONT GARDEN

Pathway leading to front door, lawned area.

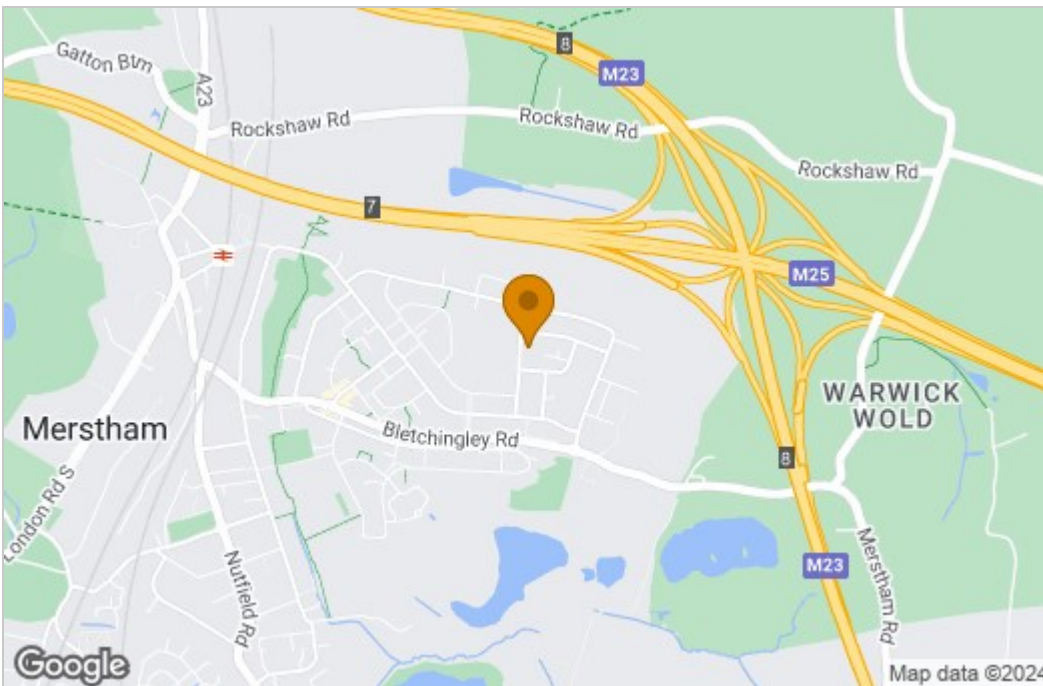
COUNCIL TAX BAND C

Floor Plan

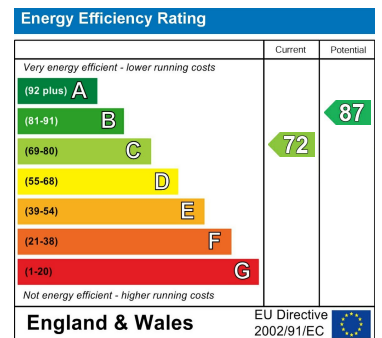


TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.