



barnard marcus

Brook Road, Merstham Redhill RH1 3EJ

welcome to

Brook Road, Merstham Redhill

This four bedroom family home offers amazing flexible living and an array of space throughout.

Set in the delightful Village the property is in close proximity to numerous local Primary schools such as Lime Tree, Merstham and Furze field. Redhill and Reigate town centres are nearby with an array of shops, restaurants and cafes. For the commuter Merstham train station has direct trains into London and the M25 for links into London, the coast and Gatwick are on the doorstep.

Nature enthusiasts will appreciate the proximity to Mercers Park, where a range of watersports and fishing activities await. Nearby, The Inn on Pond pub provides a charming setting next to a cricket ground, perfect for enjoying leisurely evenings just half a mile away.

The ground floor comprises of front reception room, downstairs w/c off the hallway, bright and spacious kitchen/dining area great for social events, utility room, boot room and access to the garage.

The first floor benefits from three bedrooms and family bathroom. From the rear garden you have doors to a further reception/gym or could be used as an extra living space with it being self contained with shower room and bedroom or as used by the current owners as an office. The rear garden backs onto parkland whilst offering a lovely seating area to enjoy the summer months with family and friends leading to two large areas for children to run and play!

To the front you have a driveway for several cars and garage.



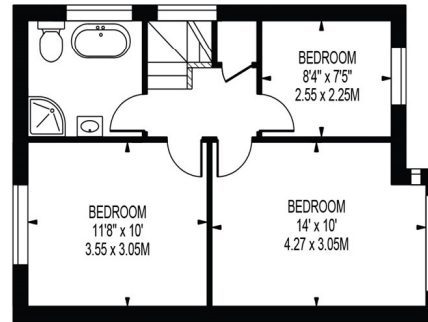
BROOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1089 SQ FT - 101.17 SQ M**

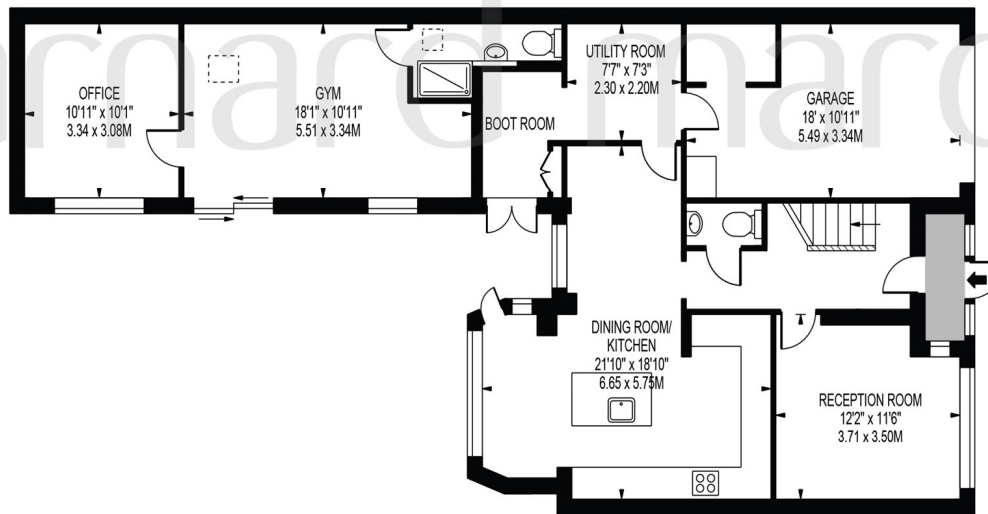
(EXCLUDING OFFICE/GYM & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE/GYM: **329 SQ FT - 30.54 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **197 SQ FT - 18.34 SQ M**



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Brook Road, Merstham Redhill

- Backing onto Parkland
- SELF CONTAINED SPACE WITH SHOWER ROOM
MEASURING 329 SQ FT
- Garage
- Driveway for several cars
- Four bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£695,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103838



Property Ref:
RDH103838 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk