



29 WELDON WAY, MERSTHAM, SURREY, RH1 3QA

**£365,000
FREEHOLD**

***** REFURBISHMENT PROJECT *****

***** TWO BEDROOM TERRACED HOUSE OPPOSITE MERSTHAM PARK,
CLOSE TO SHOPS AND SCHOOLS *****

Built in the 1950's, this good size two bedroom house is offered for sale with no chain, and has lots of potential.

To the front there is an entrance porch, which has a door to a hallway. You have a living room with double glazed windows to the front, at the rear there is a kitchen/breakfast room, with a door to a rear lobby that has a large storage cupboard, and a door opening out to the rear garden. Upstairs there is a landing with loft access, a very generous main bedroom to the front (which some people have split into two separate rooms), a family bathroom and a second double bedroom.

Outside you have a 40ft, east facing garden that is mainly laid to lawn with fenced boundaries. To the front there is an enclosed 22ft garden area, which would lend itself to off road parking subject to the usual permission.

Directly opposite the house you have Merstham recreational ground, which has extensive green space, tennis courts and childrens play areas. Nearby there are a few schools to choose from and a parade of local shops. In addition, Merstham mainline train station can be found around half a mile away, and offer direct trains into London.

- REFURBISHMENT REQUIRED
- LOUNGE
- TWO DOUBLE BEDROOMS
- PARK OPPOSITE
- COUNCIL TAX BAND: C
- TERRACED HOUSE
- KITCHEN/BREAKFAST ROOM
- 40FT GARDEN
- NO CHAIN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE PORCH

6'6 x 3'3 (1.98m x 0.99m)

ENTRANCE HALL

4'7 x 4'1 (1.40m x 1.24m)

LOUNGE

13'1 x 12'3 (3.99m x 3.73m)

KITCHEN/BREAKFAST ROOM

13'0 x 8'4 (3.96m x 2.54m)

REAR LOBBY

6'9 x 3'0 (2.06m x 0.91m)

FIRST FLOOR

LANDING

BEDROOM ONE

18'8 x 10'8 (5.69m x 3.25m)

BEDROOM TWO

11'6 x 9'10 (3.51m x 3.00m)

BATHROOM

8'5 x 4'10 (2.57m x 1.47m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

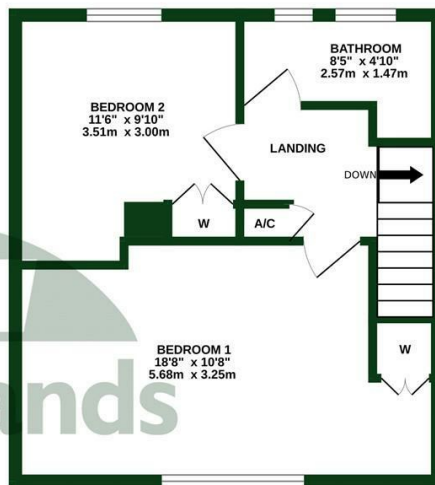
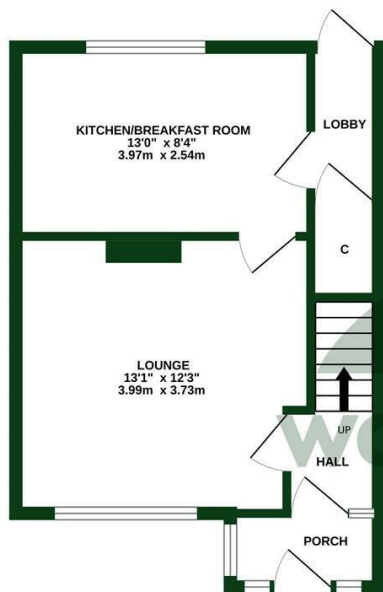
FRONT GARDEN

REAR GARDEN



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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