



25 ASH CLOSE, MERSTHAM, SURREY, RH1 3HJ

£425,000

FREEHOLD

***** WELL PRESENTED END TERRACE HOUSE WITH A LOVELY CORNER GARDEN PLOT *****

Situated in a quiet no through road, this three bedroom house offers good space and is in good condition.

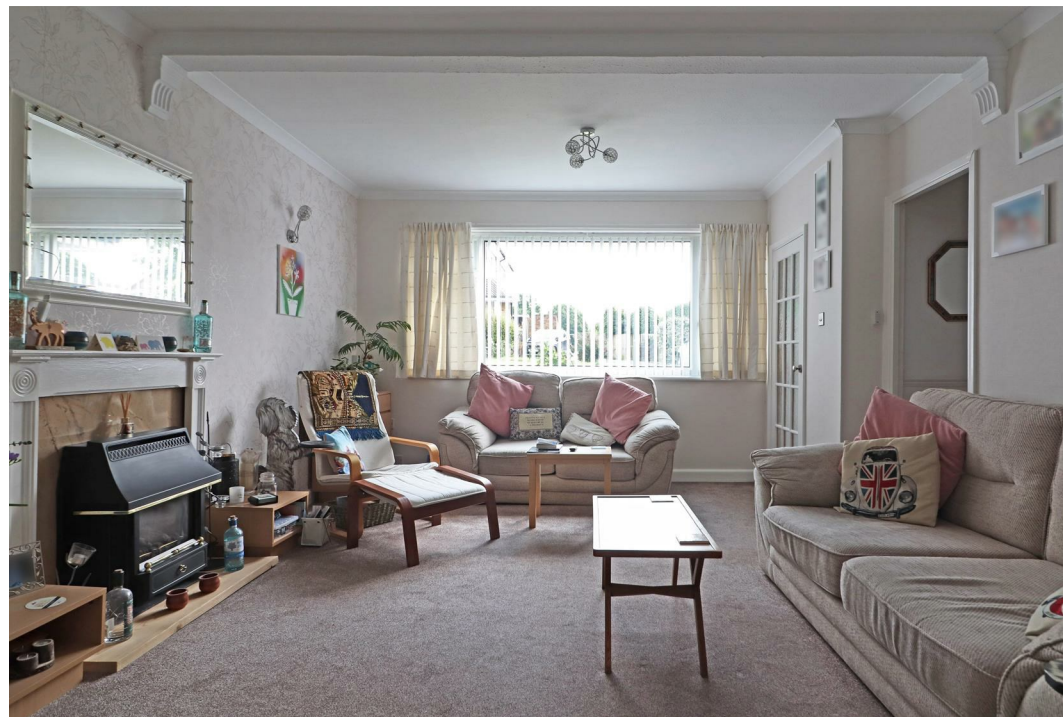
Through the front door there is an entrance hall with built in storage cupboard. You have a bright living space with a double glazed window to the front. At the rear there is an open plan kitchen/dining room, that has direct access to the rear garden.

On the first floor there is a landing with built in storage and loft access. You have a family bathroom and three bedrooms, the largest of which benefits from extensive wardrobe storage.

Outside there is an open plan lawn area to the front, to the side you have gated access. At the rear there is an excellent corner garden that has a sunny, westerly aspect, with a mix of lawn and patio areas. There is a timber pergola giving a shaded patio area. In addition you have a timber shed on a hardstanding and both fenced and walled boundaries.

Nearby there is a parade of local shops, a selection of public green spaces, and water sports at Mercers Park. You also have a Tesco express within the Watercolour development, and direct trains to London are available from Merstham station, which is only a 15 minute walk. You also have the benefit of a wide range of schools within easy reach.

- END OF TERRACE
- LOUNGE
- THREE BEDROOMS
- GARAGE EN BLOCK
- COUNCIL TAX BAND: D
- CORNER PLOT
- KITCHEN/DINING ROOM
- BATHROOM
- CUL DE SAC
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL

6'3 x 3'8 (1.91m x 1.12m)

LOUNGE

17'8 x 12'7 (5.38m x 3.84m)

KITCHEN/DINING ROOM

15'8 x 10'8 (4.78m x 3.25m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'11 x 9'6 (4.55m x 2.90m)

BEDROOM TWO

10'9 x 9'6 (3.28m x 2.90m)

BEDROOM THREE

11'0 x 5'10 (3.35m x 1.78m)

BATHROOM

7'4 x 5'9 (2.24m x 1.75m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

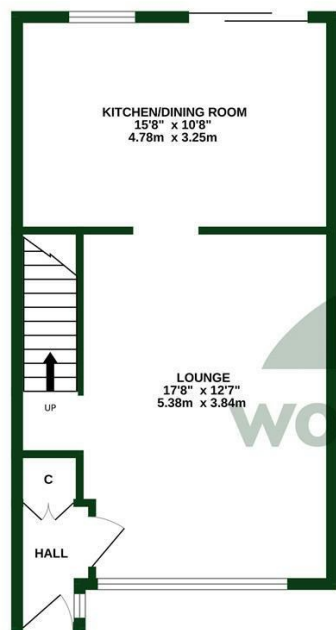
REAR GARDEN

GARAGE EN BLOCK

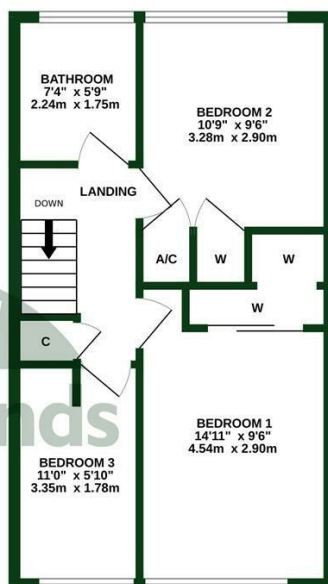
COMMUNAL PARKING



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

While 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		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(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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