



18 ORPIN ROAD, MERSTHAM, SURREY, RH1 3EZ

**£600,000
FREEHOLD**

***** DETACHED FAMILY HOME WITH SCOPE FOR MODERNISATION IN A SOUGHT AFTER RESIDENTIAL ROAD CLOSE TO SHOPS AND SCHOOLS *****

This extended detached house with a driveway and a large southerly aspect garden is set in a great location backing onto woodland and within a short walk of shops and local transport.

On the ground floor there is an enclosed porch which leads to the entrance hall where you have storage under the stairs. You have a dual aspect living room that has a bay window to the front and double glazed French doors opening onto a patio. There is a fitted kitchen which give access to the extension which has been used as a dining room as well as a garden reception room as it overlooks the rear garden and has double doors providing direct access to it. On the first floor you have a landing with a double glazed window to the side and loft access, then there are three bedrooms, a bathroom and a separate WC.

Outside you have a driveway to the front providing off road parking for one car in addition to a lawn garden and access to an attached garage that has double doors at the front. To the rear there is an 85ft southerly aspect garden that has both patio and lawn areas as well as a woodland backdrop.

Nearby the property you have local shops, schools and transport links all within a short walk as well as a wealth of Surrey countryside and several pubs.

- DETACHED HOUSE
- KITCHEN
- THREE BEDROOMS
- SOUTH FACING GARDEN
- COUNCIL TAX BAND: E
- LOUNGE
- DINING ROOM
- BATHROOM
- GARAGE AND DRIVEWAY
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE PORCH
7'2 x 2'0 (2.18m x 0.61m)

ENTRANCE HALL
13'10 x 7'1 (4.22m x 2.16m)

LOUNGE
25'8 x 12'0 (7.82m x 3.66m)

DINING ROOM
12'1 x 7'10 (3.68m x 2.39m)

KITCHEN
10'1 x 7'3 (3.07m x 2.21m)

BEDROOM ONE
13'7 x 12'0 (4.14m x 3.66m)

BEDROOM TWO
12'1 x 11'3 (3.68m x 3.43m)

BEDROOM THREE
8'2 x 7'1 (2.49m x 2.16m)

FAMILY BATHROOM
7'8 x 5'7 (2.34m x 1.70m)

SEPARATE WC
4'10 x 2'10 (1.47m x 0.86m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

85FT REAR GARDEN

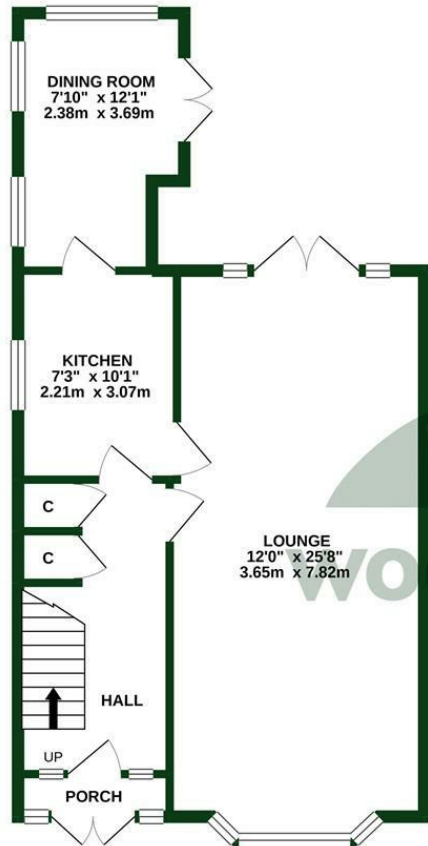
GARAGE

OFF ROAD PARKING

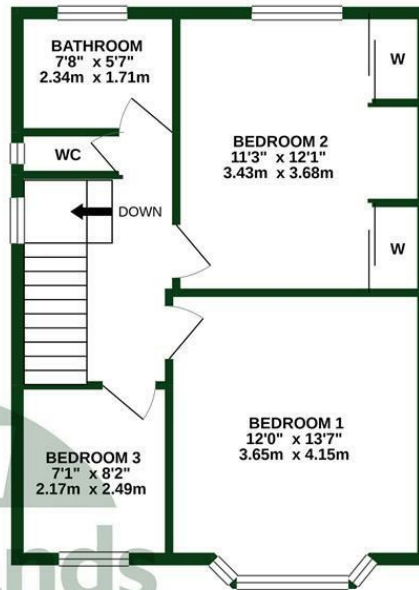
COUNCIL TAX BAND: E



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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			
(81-91) B			80
(69-80) C			
(55-68) D		45	
(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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