



49 THE CROSSWAYS, MERSTHAM, SURREY, RH1 3NA

**£450,000
FREEHOLD**

***** SEMI DETACHED, THREE BEDROOM HOUSE IN A CUL DE SAC LOCATION WITH OFF ROAD PARKING *****

Situated in a great spot, close to shops, schools and transport, this 1930's built semi detached house is presented in good order, having been fully updated in the last 10 years by the current owner.

You have an entrance hall with storage under the stairs, a bright living room to the front with a large bay window. To the rear there is a stylish, open plan kitchen/dining space, with a larder cupboard and direct access to the garden. Upstairs you have a landing with a side window and loft access, a contemporary family bathroom with shower over the bath, two double bedrooms and a third bedroom that will accommodate a single bed.

Outside you have a driveway to the front, providing parking for two cars, there is a very useful, enclosed side access, which doubles as a store and utility space. At the rear there is a pleasant, 50ft garden, that has a westerly aspect, a good size patio, and a separate lawn area, with a timber shed and fenced boundaries.

Nearby there are a number of local shops, some highly regarded schools, and some beautiful green spaces. You also have direct train services to London from Merstham station, which is only a 10 minutes walk from the house. In addition, Redhill town centre can be found a mile and a half to the south, and offers further transport links, and a wide range of shops and amenities, including a multi screen cinema complex.

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|-----------------------|-----------------------|
| ■ SEMI DETACHED | ■ CUL DE SAC |
| ■ LOUNGE | ■ KITCHEN/DINING ROOM |
| ■ TWO DOUBLE BEDROOMS | ■ OFF ROAD PARKING |
| ■ 50FT GARDEN | ■ CLOSE TO SHOPS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

11'5 x 6'0 (3.48m x 1.83m)

LOUNGE

13'5 x 11'4 (4.09m x 3.45m)

KITCHEN/DINING ROOM

17'6 x 12'6 (5.33m x 3.81m)

UTILITY

16'0 x 4'8 (4.88m x 1.42m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'5 x 11'3 (3.48m x 3.43m)

BEDROOM TWO

12'6 x 11'0 (3.81m x 3.35m)

BEDROOM THREE

7'20 x 6'4 (2.13m x 1.93m)

BATHROOM

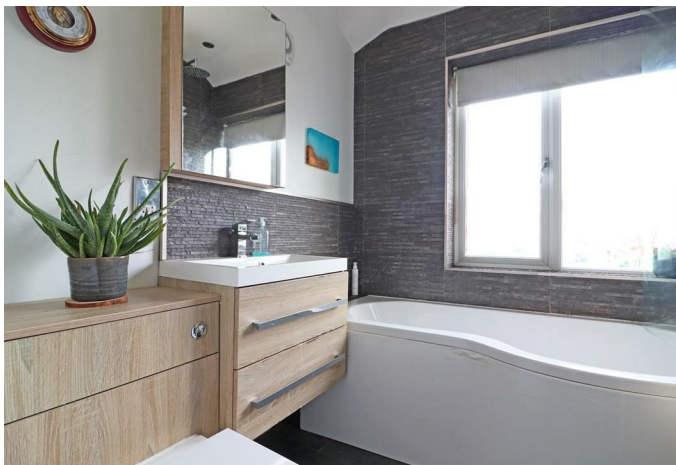
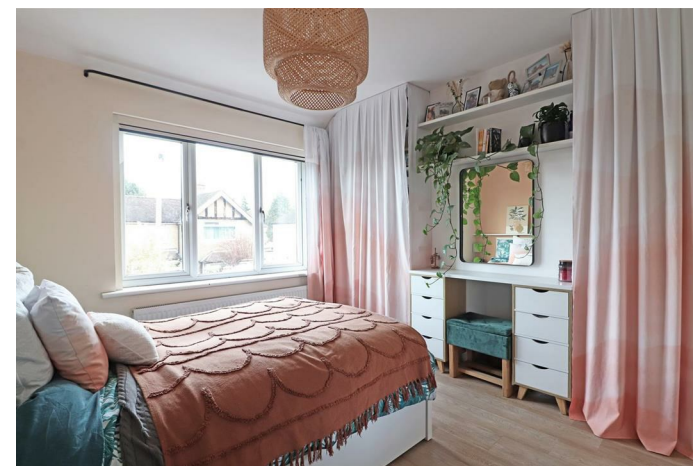
6'6 x 6'0 (1.98m x 1.83m)

GAS CENTRAL HEATING

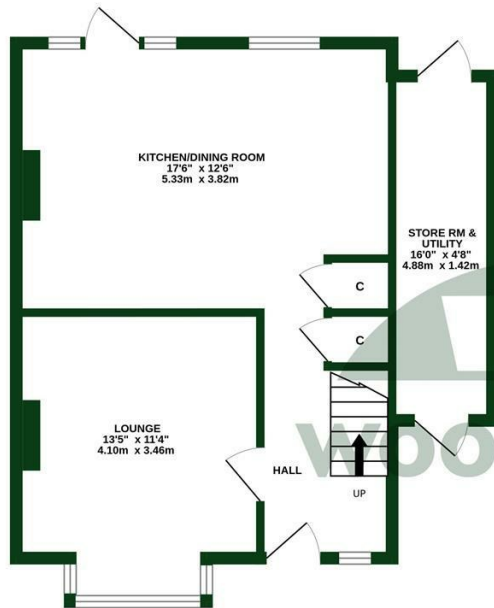
DOUBLE GLAZED WINDOWS

50FT REAR GARDEN

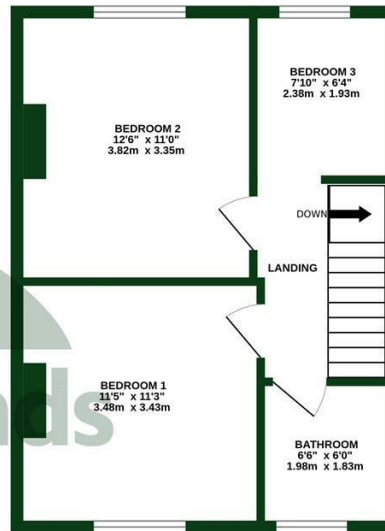
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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		81
(69-80) C	66	
(55-68) D		
(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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