

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.

SEMI DETACHED

- LOUNGE
- TWO DOUBLE BEDROOMS
- 50FT GARDEN
- COUNCIL TAX BAND: D

- CUL DE SAC
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- CLOSE TO SHOPS
- 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











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