



219 LONDON ROAD NORTH, MERSTHAM, SURREY, RH1 3BN

**£800,000
FREEHOLD**

***** SPACIOUS AND WELL PRESENTED FAMILY HOME, WITH A TANDEM GARAGE AND LOTS OF PARKING *****

This semi detached home, built in 1901, has been thoughtfully extended and refurbished in recent years, to offer generous living space and excellent storage.

To the front there is an ornate storm porch, beyond you have an entrance hall with built in storage and WC. There is a comfortable separate living room, with high ceilings and a large bay window to the front. To the rear of the house is a large, L shaped space, which comprises of a family seating area, dining space and a well appointed kitchen, with windows and doors out to the rear garden. Off the kitchen there is a utility room, which in turn has a door to a 33ft tandem garage, that has pedestrian doors front and rear, an electric up and over door to the front, and Velux window to the rear.

On the first floor there is a superb principal bedroom, with a dressing room and an ensuite shower room. You have three further bedrooms, a family bathroom, with a loft room, with Velux windows and ample eaves storage, accessed from fixed steps off the landing.

Outside you have ample parking for five or six cars to the front on the private driveway, which has a five bar gate and hedged boundaries. To the rear there is a 70ft garden, that is mostly laid to lawn, with a patio area and an additional patio at the foot of the garden.

Nearby you have the benefit of Merstham mainline train station, which offers direct services to central London, Gatwick and the south coast. In addition there are a number of local shops and a very popular Pizzeria within the parade near the station, as well as a several highly regarded schools within a few miles. You also have easy access to the 405 bus route, which connects to central Croydon and Redhill town.

- **SPACIOUS HOME**
- **FAMILY ORIENTATED SPACE**
- **BATHROOM AND ENSUITE**
- **GARAGE AND DRIVEWAY**
- **COUNCIL TAX BAND: F**
- **FOUR BEDROOMS**
- **SEPARATE LOUNGE**
- **70FT GARDEN**
- **EASY ACCESS TO STATION**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL
10'7 x 5'8 (3.23m x 1.73m)

CLOAKROOM
4'4 x 2'3 (1.32m x 0.69m)

LOUNGE
13'2 x 10'10 + bay (4.01m x 3.30m + bay)

L-SHAPED KITCHEN/DINING/FAMILY ROOM
21'10 x 19'1 (6.65m x 5.82m)

UTILITY ROOM
8'5 x 6'3 (2.57m x 1.91m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'11 x 11'2 (4.24m x 3.40m)

DRESSING ROOM
8'8 x 5'5 (2.64m x 1.65m)

ENSUITE SHOWER ROOM
8'8 x 5'4 (2.64m x 1.63m)

BEDROOM TWO
11'7 x 9'8(min) (3.53m x 2.95m(min))

BEDROOM THREE
11'1 x 11'0 (3.38m x 3.35m)

BEDROOM FOUR
8'3 x 8'1 (2.51m x 2.46m)

BATHROOM
7'1 x 5'10 (2.16m x 1.78m)

LOFT ROOM
14'3 x 11'4 (4.34m x 3.45m)

GAS CENTRAL HEATING

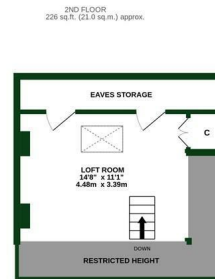
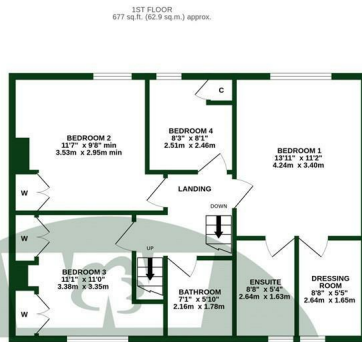
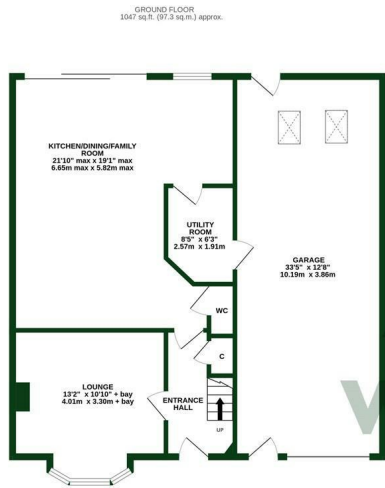
DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

TANDEM GARAGE
33'5 x 12'8 (10.19m x 3.86m)

DRIVEWAY WITH PARKING FOR 5/6 CARS





TOTAL FLOOR AREA : 1950 sq.ft. (181.2 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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