



57 LONDON ROAD SOUTH, MERSTHAM, SURREY, RH1 3AX
£895,000
FREEHOLD

***** SPACIOUS, FOUR DOUBLE BEDROOM, EXTENDED HOUSE, BUILT IN THE 1950'S WITH A LARGE REAR GARDEN AND A DRIVEWAY. NO CHAIN *****

Boasting four good size bedrooms and extensive living space, this detached family home is in a great location for local schools, mainline trains and access to the M25.

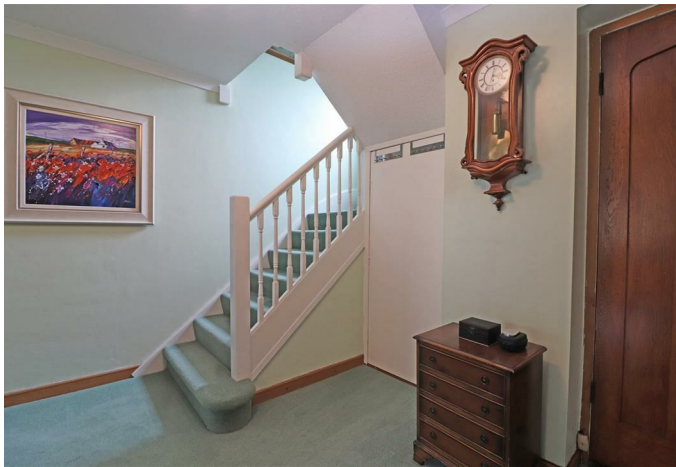
Through the front door you have an entrance porch, which in turn opens into a spacious entrance hall, with storage built in under the stairs and a door to a study, which could easily work as a ground floor bedroom. There is a dual aspect living/dining space, with a bay to the front and double doors to an impressive conservatory, complete with self cleaning roof glass with doors opening to onto a spacious patio. You have a generous fitted kitchen, which overlooks the rear garden and has a door to a large utility room and downstairs WC. On the first floor there is a bright landing with a tall picture window. You have four bedrooms, all of which will accommodate a double bed, a family bathroom and an en-suite shower room to the generous principal bedroom.

Outside, there is a driveway to the front for two cars with an EV charging point, and a well kept lawn with shrub boundaries. A side access leads you through to superb, 150ft garden which has been beautifully maintained and designed to offer minimal maintenance.

Nearby is the historic village centre of Merstham, which dates back over 900 years and benefits from local shops and direct trains to central London and Gatwick, as well as being only a short drive to junction 8 of the M25.

- SPACIOUS HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- LARGE GARDEN
- COUNCIL TAX BAND: F
- NO CHAIN
- KITCHEN AND UTILITY ROOM
- BATHROOM AND ENSUITE
- EV CHARGER
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

11'10 x 7'9 (3.61m x 2.36m)

CLOAKROOM

4'8 x 4'1 (1.42m x 1.24m)

LOUNGE/DINING ROOM

23'10 x 14'5 max (7.26m x 4.39m max)

STUDY

10'7 x 8'9 (3.23m x 2.67m)

KITCHEN

13'11 x 8'5 (4.24m x 2.57m)

UTILITY ROOM

9'4(min) x 8'9 (2.84m(min) x 2.67m)

CONSERVATORY

13'6 x 10'6 (4.11m x 3.20m)

FIRST FLOOR

LANDING

11'1 x 6'1 (3.38m x 1.85m)

BEDROOM ONE

16'10 x 10'0 (5.13m x 3.05m)

ENSUITE SHOWER ROOM

9'4 x 7'8 (2.84m x 2.34m)

BEDROOM TWO

12'2 x 10'11 (3.71m x 3.33m)

BEDROOM THREE

11'0 x 10'11 + bay 12'8 max (3.35m x 3.33m + bay 3.86m max)

BEDROOM FOUR

10'11 x 8'6 (3.33m x 2.59m)

FAMILY BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

LARGE GARDEN

OFF ROAD PARKING FOR TWO CARS






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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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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