



# Tilers Close, South Merstham

Guide Price £585,000 - £625,000







“

We have found this to be a quiet and peaceful place to live, with the practicality and convenience of excellent transport links. There are also lovely walks, being close to the nature reserve and Nutfield Marsh, as well as to a great local pub overlooking the cricket green.

”





Built in 2005 and thoughtfully extended in 2014, this five-bedroom home has been lovingly maintained and tastefully updated, offering a perfect balance of modern style and comfortable family living. Nestled in a quiet cul-de-sac, the property enjoys a peaceful setting while still being just a short walk from Merstham station, with direct links into London, as well as excellent bus routes and well-regarded local schools.

The heart of the home is the beautifully designed kitchen / breakfast room where Victorian-inspired patterned tiles and oak and marble worktops create a warm and inviting space. Black-framed bifolding doors open onto the east-facing garden, flooding the room with natural light and seamlessly blending indoor and outdoor living. The ground floor also benefits from a spacious living / dining room and a convenient downstairs toilet.



Upstairs, the first floor offers three bedrooms, of which two are well-proportioned double bedrooms. The principal bedroom has its own en-suite, and there is a family bathroom. The loft conversion, completed in 2014, has added two further bedrooms, making this an incredibly versatile home with space for growing families, guests, or a home office.

With a garage en bloc, a lovely decorative finish throughout, and a peaceful yet well-connected location, this is a fantastic opportunity to own a spacious and stylish home in a sought-after area.



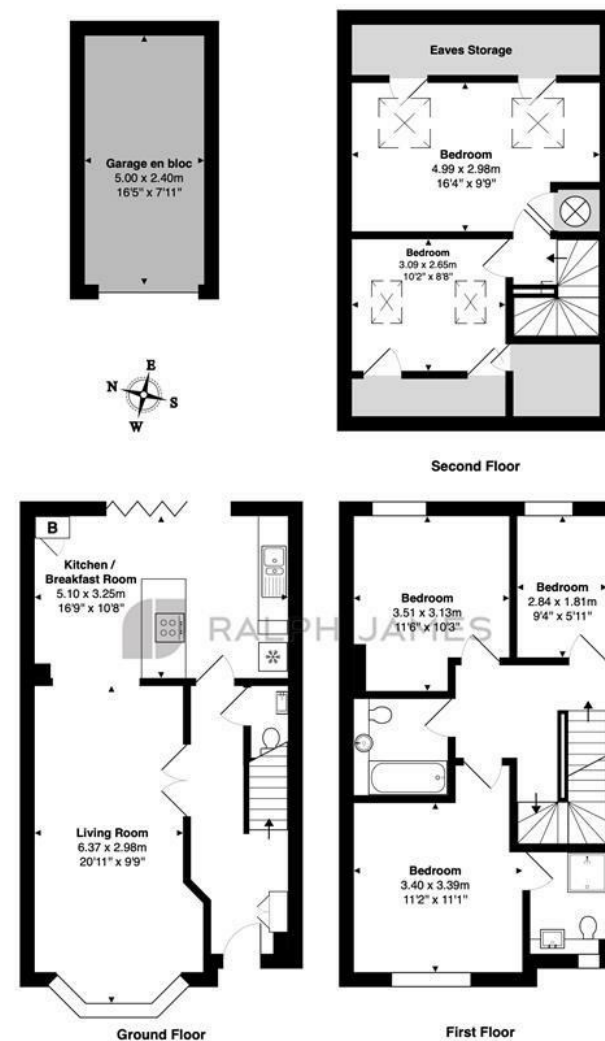
## Need to know

- Spacious five-bedroom home, thoughtfully extended into the loft in 2014.
- Peaceful cul-de-sac location, offering a quiet and private setting.
- Built in 2005 and beautifully updated to a high standard.
- Principal bedroom benefits from a private en-suite bathroom.
- Stylish kitchen/breakfast room featuring patterned Victorian-style floor tiles and
- Black-framed bifolding doors seamlessly connect the home to the east-facing garden.
- Convenient ground-floor WC.
- Just a short walk to Merstham station, providing direct links to London, Gatwick and Brighton.
- Within the catchment area of excellent local schools, perfect for families.
- Includes a parking space, and a garage, providing ample parking and storage.

## Interested?

redhill@ralphjames.co.uk  
01737 765 555

ralphjames.co.uk



Tilers Close, Merstham, Redhill  
Total Area: 120.9 m<sup>2</sup> ... 1301 ft<sup>2</sup> (excluding eaves storage, garage en bloc)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Â© Still Moving London LTD (www.stillmoving.london)