



14 SOUTHCOTE ROAD SURREY, RH1 3LJ

£2,200 PCM

Offered UNFURNISHED, this huge three double bedroom house is located just a short distance from Merstham station, which easy access in to Victoria and the City of London.

The property is in the process of being re-painted throughout and in addition to the three bedrooms, also benefits from a private driveway, a huge 100ft rear garden, two reception rooms, a separate kitchen and a large conservatory, which is perfect to be used a dining space.

Being just a short distance to be Redhill and Merstham station(s), this property is ideal for anyone looking for rural village living, whilst also being just a 34 minute train journey into the City of London. Making it perfect for a family or commuters alike.

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Approximate Gross Internal Area 1207 sq ft - 112 sq m

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 453 sq ft – 42 sq m



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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