



Connells

Radstock Way
Merstham



When you are looking for that first property to put your mark on you don't want to spend too much money buying a house that has already been updated, especially as you will be paying for things you will probably want to change.

So if you are looking to be creative and would like to have the opportunity to mould a house to your very own taste, you have the perfect chance to let your imagination go wild.

Set on a popular residential road in Merstham and within close proximity of good local schools, local amenities, excellent road links and Merstham train station.

Walk in through the front door and there is a spacious entrance hall and to your right you are lead through to the bright and airy 'L shaped' living and dining area and a conservatory addition offers complete versatility.

The kitchen offers work top space to prepare meals and storage units which offer scope for remodelling.

There are three generous double bedrooms to the first floor, which all offer built in storage and like some of the neighbours you could easily create more bedroom space by converting the large loft space, which would of course be subject to relevant permissions.

If you are green fingered or just enjoy catching some sun you have a lovely rear garden to enjoy and tend to. Offering an area of lawn along with planted borders, shrubs, mature trees & a timber storage shed. The garden is also fully enclosed which means the children can play safely giving you complete peace of mind.



Ground Floor

Entrance Porch

Entrance Hallway

Sitting Area

16' 6" x 11' 1" Max (5.03m x 3.38m Max)

Dining Area

9' 2" x 8' 11" (2.79m x 2.72m)

Conservatory

11' 5" x 9' 6" (3.48m x 2.90m)

Kitchen

13' 7" x 5' 10" (4.14m x 1.78m)

First Floor

Landing

Bedroom One

13' 8" x 11' 7" Into Door Recess (4.17m x 3.53m Into Door Recess)

Bedroom Two

10' 9" x 10' 8" Plus Wardrobes (3.28m x 3.25m Plus Wardrobes)

Bedroom Three

11' 7" Max x 9' 1" Max (3.53m Max x 2.77m Max)

Bathroom

5' 9" x 5' 5" (1.75m x 1.65m)

Separate W.C

5' 9" x 2' 5" (1.75m x 0.74m)

Outside

Rear Garden

Front Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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Property Ref: RED406967 - 0003