



Connells

Radstock Way
Merstham Redhill

Radstock Way Merstham Redhill RH1 3NG

for sale guide price
£425,000 - £450,000



This semi-detached family home is beautifully presented and thoughtfully arranged to provide both comfort and practicality across two floors. The property has been carefully maintained and enhanced, creating a warm and inviting home that is ideal for growing families, professional couples, or anyone seeking a balance between everyday convenience and relaxing.

Internally there is a light and airy sitting room, where a centrally positioned cast iron open fireplace creates a charming focal point.

The kitchen is fitted with matching wall and base units and offers ample worktop surfaces, providing plenty of space to prepare family meals and the provision for appliances along with useful storage.

To the rear, the dining area provides an ideal setting for everyday family meals or entertaining guests, with interconnecting doors opening into a conservatory. This additional space not only floods the home with natural light but also creates a seamless connection to the garden.

The first floor is arranged with two well-proportioned double bedrooms, both offering comfortable retreats, alongside a smaller third bedroom and a well appointed bathroom.

Externally, a block-paved driveway provides off-road parking for several vehicles, accompanied by a low-maintenance front garden. The rear garden has been attractively landscaped and enjoys a desirable southerly aspect. It also benefits from two useful brick-built storage sheds that can be used for tools, bikes, or hobby equipment.



Ground Floor

Enclosed Porch

Entrance Hallway

Living Room

13' 1" Max x 12' 11" Max (3.99m Max x 3.94m Max)

Dining Room

9' 1" x 8' 10" (2.77m x 2.69m)

Kitchen

10' 1" x 9' (3.07m x 2.74m)

Conservatory

11' 10" x 11' (3.61m x 3.35m)

First Floor

Landing

Bedroom One

13' 7" Max x 10' 3" (4.14m Max x 3.12m)

Bedroom Two

12' 10" x 8' 9" (3.91m x 2.67m)

Bedroom Three

9' 3" x 8' (2.82m x 2.44m)

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

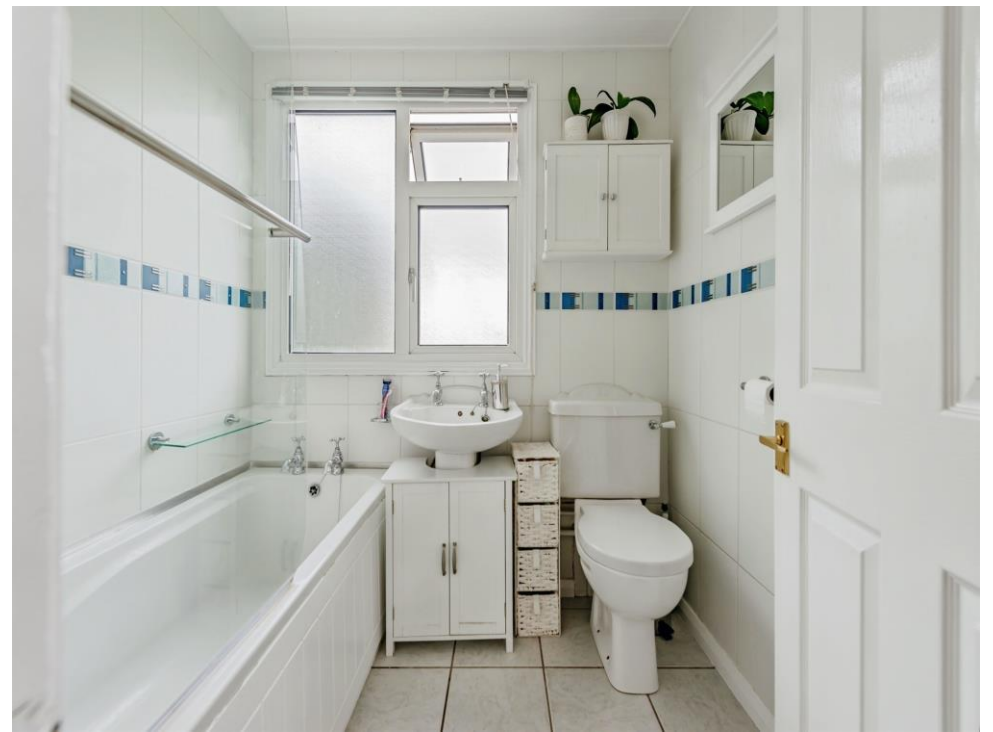
Outside

Rear Garden

Low Maintenance Front Garden

Driveway Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RED408264



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED408264 - 0002