



Spacious 3 bedroom detached house within a short walk to Merstham train station and local shops.



63 London Road South, Merstham, Surrey, RH1 3AX



- Open plan sitting/dining room with a pleasant outlook over the mature garden.
- Family room.
- Kitchen/breakfast room with integrated appliances.
- Utility room and cloakroom.
- 3 bedrooms, bedroom 3 is on the ground floor with en-suite shower. (potential to create an annexe)
- Updated bathroom.
- Gated drive and ample off road parking.
- Large, level garden with summer house.



Sitting room with log burner

GUIDE PRICE

**£685,000**

**LEWIS  
WHITE**

One Bancroft Road, Reigate, Surrey, RH2 7RP  
01737 245 779  
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This delightful home offers spacious accommodation which is ideal for entertaining and relaxing. On entering the hallway you will take a look to the right and see the log burning stove in the sitting room, as you walk in you cannot help being drawn through to the dining room which has a beautiful outlook onto the mature garden. Adjacent to the dining area a door leads into the kitchen/breakfast room which again has a delightful outlook over the rear garden. There is a wide range of base and wall units with integrated appliances, there is also a breakfast bar and space for some comfy chairs and a coffee table. We feel there is scope to create an annexe or guest suite on the ground floor if you combine the family room, cloakroom and bedroom 3. On the first floor there are 2 double bedrooms, a study and a modern bathroom. The front drive is gated and also has an entry phone system offering excellent security.



**Council tax: F**

**EPC Rating: Actual: 72 Potential: 80**

**Bedroom 1**



**Family bathroom**



**Bedroom 3**



**Family room**



**Dining room**



**Garden**



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