



Flats 1 & 2 2 Endsleigh Road, Merstham, RH1 3LX
Asking Price £485,000

A freehold property comprising two self contained one bedroom conversion apartments both offering own rear gardens and parking, one with short garage, one with garden studio and both within walking distance to Merstham mainline railway station with good commuter services to London, Gatwick and the South coast. NO ONWARD CHAIN. The area offers a local Co-op Supermarket, the Merstham Community hub and bus routes serve nearby Redhill town centre which offers further amenities, shops and restaurants. The M23/25 can be accessed at the Hooly interchange Junction 7 or Reigate Junction 8 providing good links to London and the surrounding areas. Merstham mainline railway station is within walking distance with good commuter services to London, Gatwick and the South Coast.

FLAT 1 - FIRST FLOOR

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE

Stairs leading to:

FIRST FLOOR LANDING

Access from left hand door to:

FRONT BEDROOM

Front aspect Upvc triple glazed windows, double radiator, power points, TV aerial point, door to:

SHOWER ROOM

A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, double width shower cubicle, tiled walls, radiator, side aspect obscured double glazed window, storage cupboard housing fuse board, water cylinder with immersion and electric boiler.

HALLWAY

Right hand access from landing to hallway leading onto a further access to shower room and beyond to:

KITCHEN 13'11 x 5'7 (4.24m x 1.70m)

A range of wall mounted and base level units, tiled top work surface, stainless steel sink with mixer tap, built in electric oven and electric hob, space for fridge/freezer, side aspect Upvc double glazed window, power points, radiator, archway to:

SITTING ROOM 13'11 x 13'3 (4.24m x 4.04m)

Side aspect obscured double glazed window, rear aspect double glazed sliding patio doors offering JULIET BALCONY overlooking garden, power points, TV aerial point, feature fireplace, radiator.

LOFT AREA 14'8 x 13'11 (4.47m x 4.24m)

Access from hallway via open tread stairs. Upvc double glazed window, power points, wood style flooring, full height cupboard and eaves storage.

OUTSIDE

SHARED ACCESS

Leading to:

SHINGLED PARKING AREA 45'3 x 10'11 (13.79m x 3.33m)

Parking area is in front of ground floor window under a canopy, access to:

REAR GARDEN 25'9 x 10'11 (7.85m x 3.33m)

Access to:

BRICK BUILT SHORT GARAGE 11'3 x 9'8 (3.43m x 2.95m)

With metal opening door, power and light, drainage and water, vaulted ceiling, concrete floor.

COUNCIL TAX BAND C

LEASE: 999 years from 2026

FLAT 2 - GROUND FLOOR

DOUBLE GLAZED FRONT DOOR

Giving access to:

SITTING ROOM 13'11 x 13'3 (4.24m x 4.04m)

Wood stye flooring, side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, radiator, power points, down-lighters, wall mounted lights, media point, archway to kitchen.

HALLWAY

Leading to kitchen, bedroom and shower room.

KITCHEN 13'11 x 5'7 (4.24m x 1.70m)

A range of wall mounted and base level units, tiled top work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, integrated electric oven with electric hob, power points, side aspect Upvc double glazed window, down-lighters, space for fridge/freezer, radiator, door to:

SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, double width shower, part tiled walls, radiator, wall mounted light with shaver point, side aspect obscured Upvc double glazed window.

INNER LOBBY

Understairs cupboard/store, wall mounted control panel for heating, door to:

BEDROOM 13'11 x 11'7 (4.24m x 3.53m)

Front aspect Upvc triple glazed window, wood flooring, two double panelled radiators, power points, dimmer switch, TV aerial point, media point, stairs leading down to CELLAR (11'0 x 7'2) with lighting.

OUTSIDE

OWN REAR GARDEN 25'10 x 13'11 (7.87m x 4.24m)

Own patio, mainly laid to lawn with mature shrubs and flower borders, access to:

GARDEN STUDIO/POTENTIAL HOME OFFICE 13'11 x 11'7 (4.24m x 3.53m)

Front aspect glazed windows.

SHINGLED OFF STREET PARKING AREA 13'11 x 13'11 (4.24m x 4.24m)

To side of property.

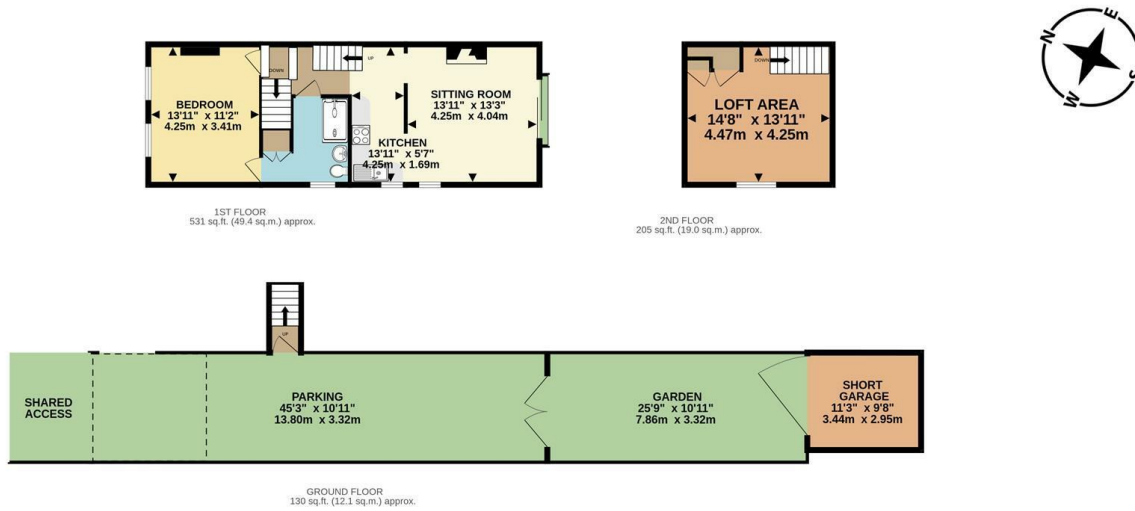
COUNCIL TAX BAND B

LEASE: 999 years from 2026

NB

At the current time, no provision has been made to divide the outside space between flats 1 and 2 and therefore any potential buyer of both flats would be able to apportion the outside space as desired.

Floor Plan

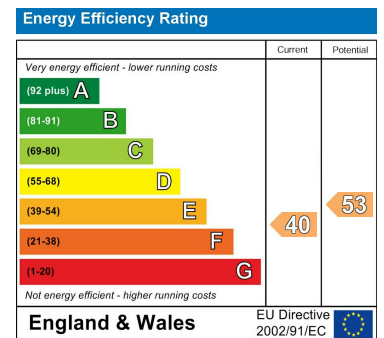


TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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