



**105 Malmstone Avenue, Merstham, RH1 3JH**  
**Offers In Excess Of £500,000**

A larger than average three bedroom semi detached property set on a double width plot and offered to the market with Upvc double glazing, gas central heating, driveway providing ample off street parking, front and rear gardens and NO ONWARD CHAIN. The accommodation includes a downstairs cloakroom, two reception rooms with one leading onto rear garden, three double bedrooms and shower/wet room. The property is within walking distance to the local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Hooley interchange Junction 7.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Radiator, stairs leading to first floor landing, understairs recess area, cupboard housing fuse board, power points, storage cupboard for coats and shoes, door to:

## **KITCHEN 10'10 x 10'8 (3.30m x 3.25m)**

Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, roll top work surface, stainless steel sink, integrated oven, space and plumbing for dishwasher, space and plumbing for washing machine, integrated 4 ring gas hob, wall mounted boiler, tiled walls, power points, double glazed door to:

## **REAR LOBBY**

Tiled floor, giving access to UTILITY CUPBOARD with space for tumble dryer and shelving, side aspect Upvc double glazed door, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, side aspect window.

## **SITTING ROOM 13'4 x 12'8 (4.06m x 3.86m)**

Rear aspect Upvc double glazed patio doors giving access to rear garden, wood style flooring, radiator, power points.

## **FRONT RECEPTION/DINING ROOM 12'8 x 10'0 (3.86m x 3.05m)**

Front aspect Upvc double glazed window overlooking front garden, continuation of wood style flooring, radiator, power points.

## **STAIRS LEADING TO HALF LANDING**

Side aspect Upvc double glazed window overlooking side garden.

## **FIRST FLOOR LANDING**

Access to loft via hatch, front aspect Upvc double glazed window, door to:

## **SHOWER/WET ROOM**

Comprising low level WC, inset wash hand basin with chrome style mixer tap, shower cubicle for wet room style shower, side aspect Upvc obscured double glazed window, chrome heated towel rail.

## **MAIN BEDROOM 13'2 x 13'1 (4.01m x 3.99m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points.

## **BEDROOM 2 13'1 x 9'10 (3.99m x 3.00m)**

Front aspect Upvc double glazed window, radiator, power points.

## **BEDROOM 3 10'6 x 10'2 (3.20m x 3.10m)**

Rear aspect Upvc double glazed window, fitted cupboard with hanging rail and shelving, radiator, power points.

## **OUTSIDE**

A substantial double width plot comprising:

## **REAR GARDEN**

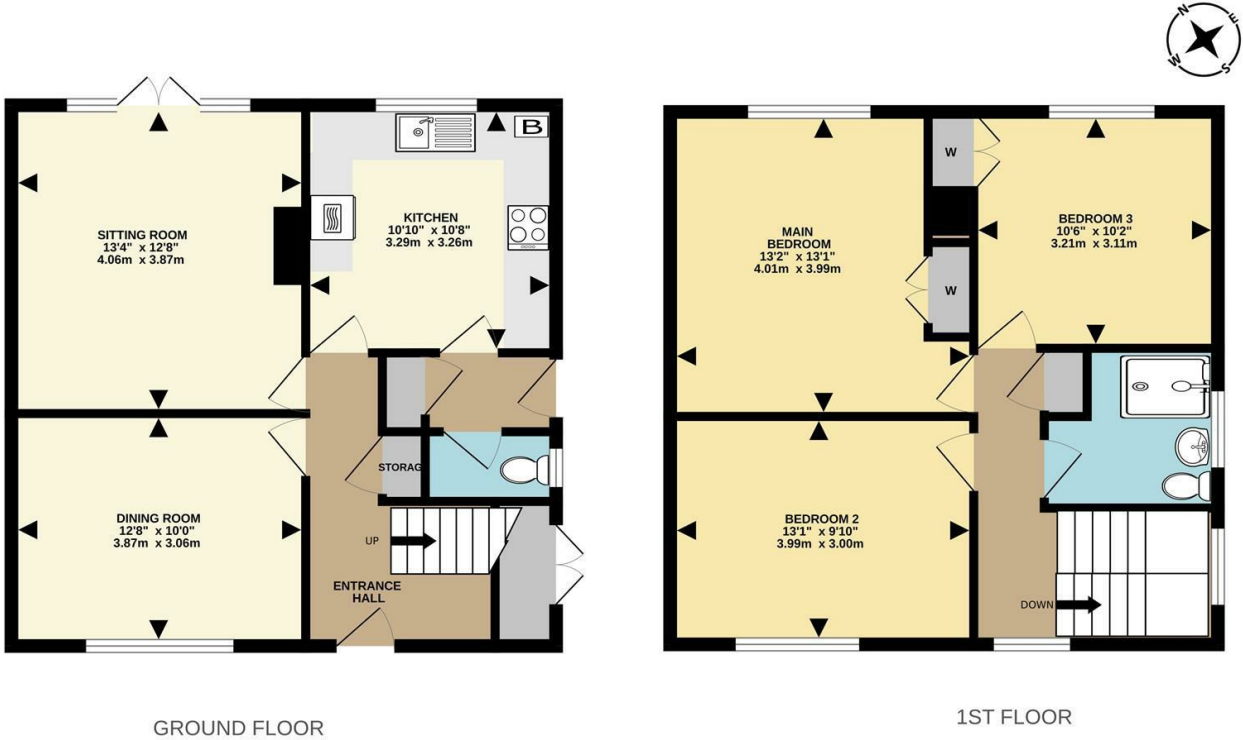
Mainly laid to lawn with mature shrubs and flower borders, outside water tap, fencing, fruit trees, timber built shed, patio, decking, side access gate, storage cupboard.

## **FRONT GARDEN**

OFF STREET PARKING, pathway leading to front door, area of lawn, mature shrubs and flower borders.

## **COUNCIL TAX BAND D**

Floor Plan

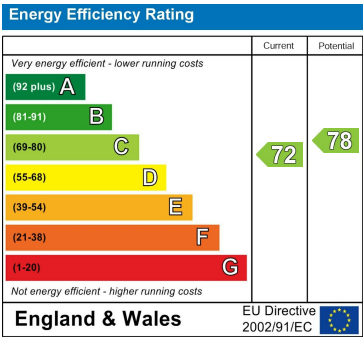


TOTAL FLOOR AREA : 1141sq.ft. (106.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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