

property details **approval form**

167 Malmstone Avenue, Merstham, Redhill, Surrey, England, RH1 3JL

Date: 15 January 2026

Property Ref and Version: RDH103901 - 0002



selling your home with us!

Not for marketing purposes | INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description
- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

guide price £425,000

Tenure: Freehold

>> key features

- > Spacious Three-bedroom family home
- > Modernised and updated throughout to a high standard
- > Hardstanding for multiple vehicles (no dropped curb)
- > Large lounge/dining room with bayed window
- > New kitchen and bathroom, Rewire, boiler
- > Close to Merstham mainline railway station and shops
- > Local recreational ground with playpark and sports pitches
- > EPC Rating: D

>> short description

This family home has everything a young family could want, three great bedrooms and a fresh modern feel throughout. Perfect for putting down roots.

>> long description

The property is located in a residential road with local bus route going past outside. Merstham is a very popular village for families with loads of local amenities for young people. The local library, convenience stores, takeaways and schools are all within a short walk of the house including the mainline railways station.

>> directions

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>> Agent Note

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>> room description

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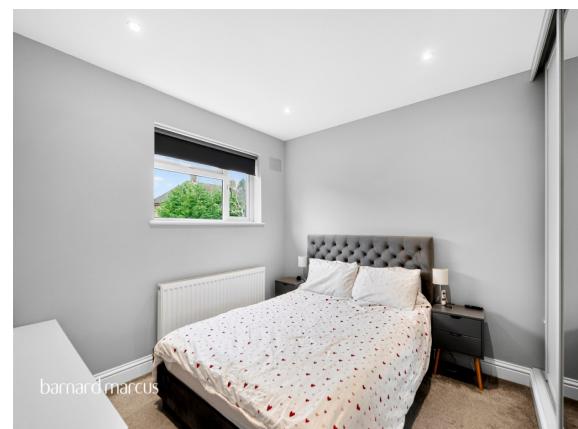
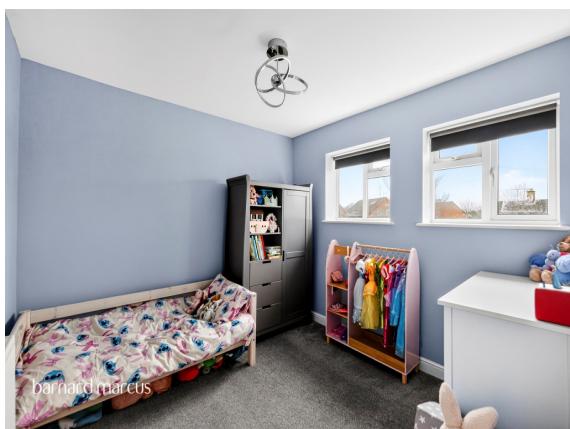
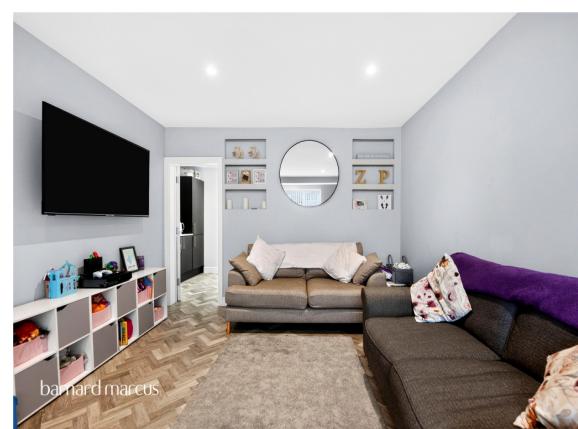
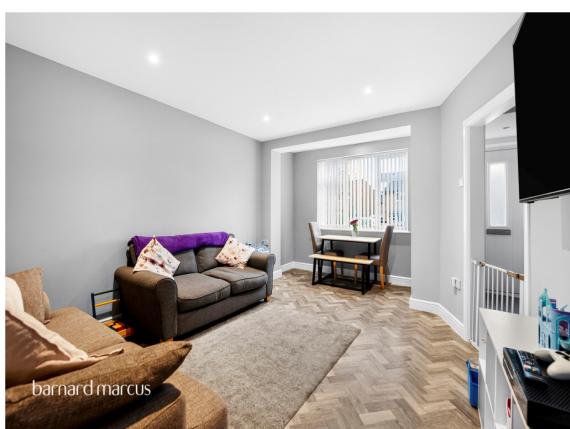
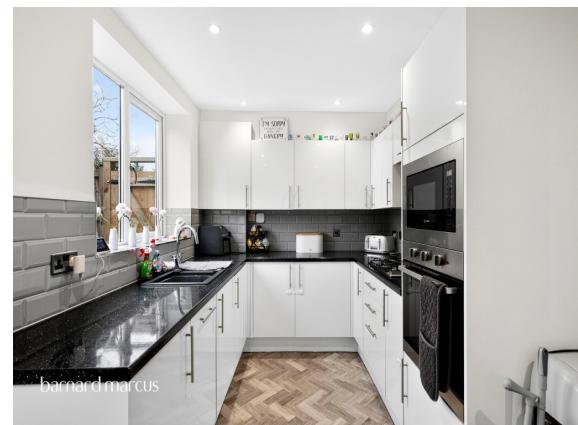
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>> property images



Your Barnard Marcus office: 27 Station Road, REDHILL, Surrey, RH1 1QH

T 01737 769062 **E** redhill@barnardmarcus.co.uk

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> > property images



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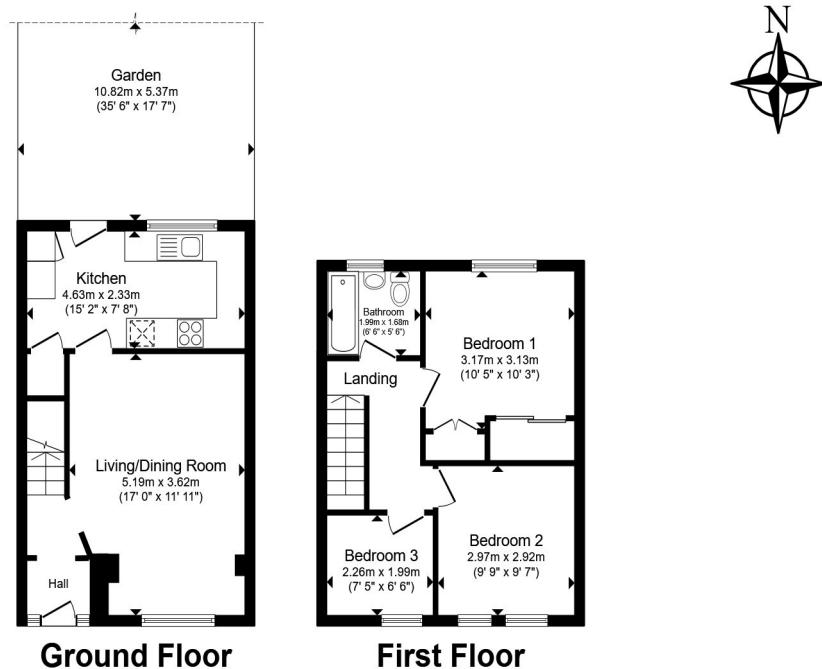
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>> floor plan



Total floor area 71.2 m² (766 sq.ft.) approx

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.propertybox.io



>> approval

Signature

Date

Signature	Date
James Anson	James Anson 15.1.2026
Mr Z.D. Holmes	

Your Barnard Marcus office: 27 Station Road, REDHILL, Surrey, RH1 1QH

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