woodlands

17A LONDON ROAD SOUTH, MERSTHAM, SURREY, RH1 3AZ
£279,500
LEASEHOLD - SHARE OF FREEHOLD

Situated in a small cul de sac, within a short walk of Merstham station and local shops, this spacious two bedroom, ground floor maisonette offers great potential and the benefit of no chain.

Through the private front door there is an entrance hall with built in storage that opens out to a bright lobby in the centre of the property. You have a bright, open plan lounge/dining room which has a door to the private patio and the separate kitchen, which itself is dual aspect. There is a bathroom that has a window to the side and a separate WC, you also have two good size double bedrooms.

Outside there is a private patio area and communal lawns, along with an external store cupboard by the front door. In addition there is a forecourt area to the rear where you will find the garage complex and the single garage en-block that comes with this property.

Merstham is a historic village that offers main line train links into London and out to Gatwick, with the benefit of local shops, including a traditional cafe, superb pizza restaurant and a the popular Feathers pub. In addition there are bus services to Redhill and Croydon town centres and easy access to junction 8 of the M25.

- **GROUND FLOOR MAISONETTE**
- **LOUNGE/DINING ROOM**
- **BATHROOM**
- **GARAGE**
- **COUNCIL TAX BAND: C**
- **TWO BEDROOMS**
- **KITCHEN**
- **PRIVATE PATIO**
- **CLOSE TO STATION**
- **EPC RATING: E**

ROOM DIMENSIONS:

ENTRANCE HALL
13'8 x 8'8(max) (4.17m x 2.64m(max))

CLOAKROOM
5'8 x 2'5 (1.73m x 0.74m)

LOUNGE/DINING ROOM
17'11 x 16'7(max) (5.46m x 5.05m(max))

KITCHEN
10'11 x 6'10 (3.33m x 2.08m)

BEDROOM ONE
13'6 x 11'0 (4.11m x 3.35m)

BEDROOM TWO
10'5 x 10'4 (3.18m x 3.15m)

BATHROOM
8'0 x 4'11 (2.44m x 1.50m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

GARAGE EN BLOCK

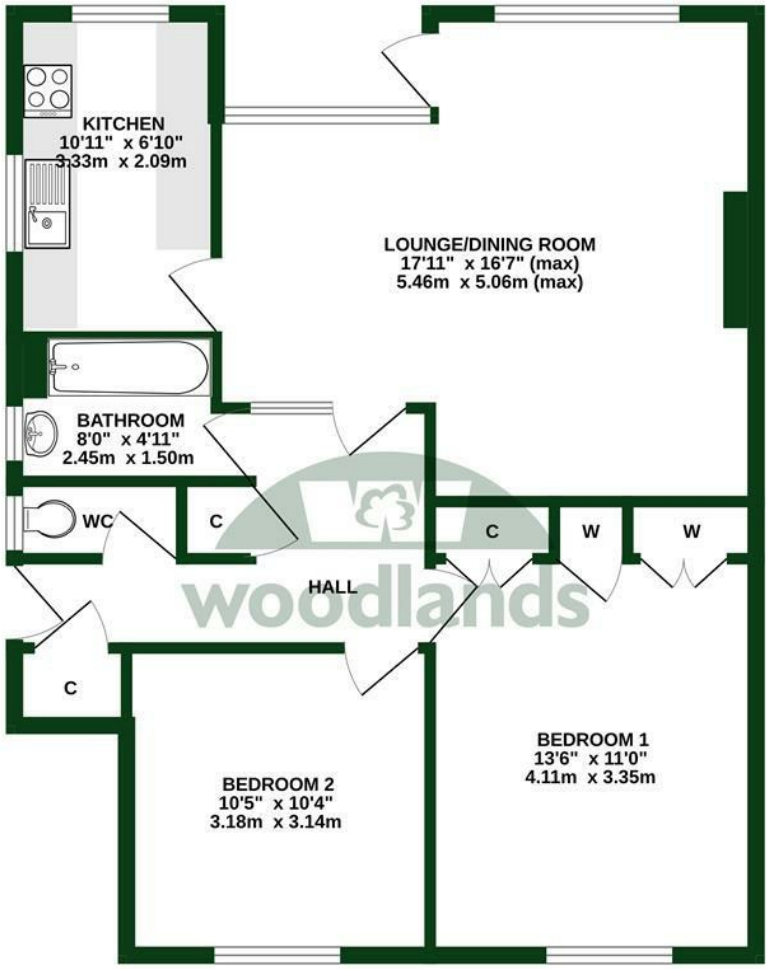
SHARE OF FREEHOLD (1/12TH SHARE)

LEASE: 939 YEARS REMAINING

GROUND RENT: PEPPERCORN

MAINTENANCE/BUILDINGS INS £1,668

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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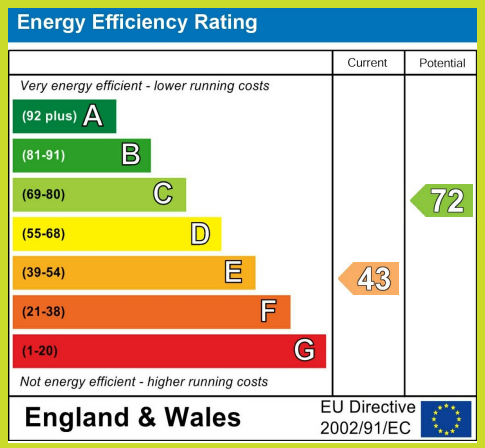

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