



62 Meadow Court, Merstham, RH1 3HQ

Asking Price £295,000

**** OWN REAR GARDEN **** A two bedroom ground floor property offered to the market with no onward chain, sitting room, kitchen/dining room, shower room with double width walk-in shower, own patio garden overlooking communal grounds and Surrey countryside, electric heating and allocated parking. The property is situated in a lovely cul-de-sac location in South Merstham with a good choice of schools and nearby Mercers Country Park offering a lakeside trail around Mercers Lake and water sports including dinghy sailing, paddle boarding, kayaking, canoeing and windsurfing. Redhill town centre provides a wide selection of shops, bars and restaurants and it's mainline railway station offers excellent links to London, Gatwick and Brighton, the surrounding area also has a great choice of schools for children of all ages and the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.

COMMUNAL DOUBLE GLAZED FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Own front door leading to:

OWN ENTRANCE HALL

Power points, entry-phone system, storage cupboard housing fuse board and shelving, cupboard housing water tank, double doors leading to:

SITTING ROOM 18'10 x 10'1 (5.74m x 3.07m)

Rear aspect double glazed sliding patio doors overlooking own rear patio, communal gardens and Surrey countryside, feature fireplace, power points, telephone point, coved ceiling, wall mounted heater, archway leading to:

DINING ROOM/KITCHEN

KITCHEN AREA: 8'5 x 7'3 (2.57m x 2.21m)

Rear aspect double glazed window overlooking communal gardens and Surrey countryside, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated electric oven with electric ceramic hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, tiled walls, tiled floor, power points, concealed lighting.

DINING AREA: 7'10 x 7'3 (2.39m x 2.21m)

Wall mounted heater, coved ceiling, power points.

MAIN BEDROOM 11'4 x 10'9 (3.45m x 3.28m)

Front aspect double glazed square bay window, wall mounted heater, fitted bedroom furniture comprising fitted wardrobes with hanging rail and shelving, sensor lighting, fitted drawers, power points.

BEDROOM 2 11'4 x 7'1 (3.45m x 2.16m)

Front aspect double glazed window, wall mounted heater, power points.

SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, walk-in double width shower with electric shower, tiled walls, chrome heated towel rail, fitted medicine cabinet, wall mounted mirror with light, extractor.

OUTSIDE

OWN STONE PAVED PATIO

Overlooking communal gardens and Surrey countryside.

ALLOCATED PARKING

COMMUNAL GARDENS

Mainly laid to lawn with mature shrubs and flower borders, pathway leading to communal front door.

COUNCIL TAX BAND C

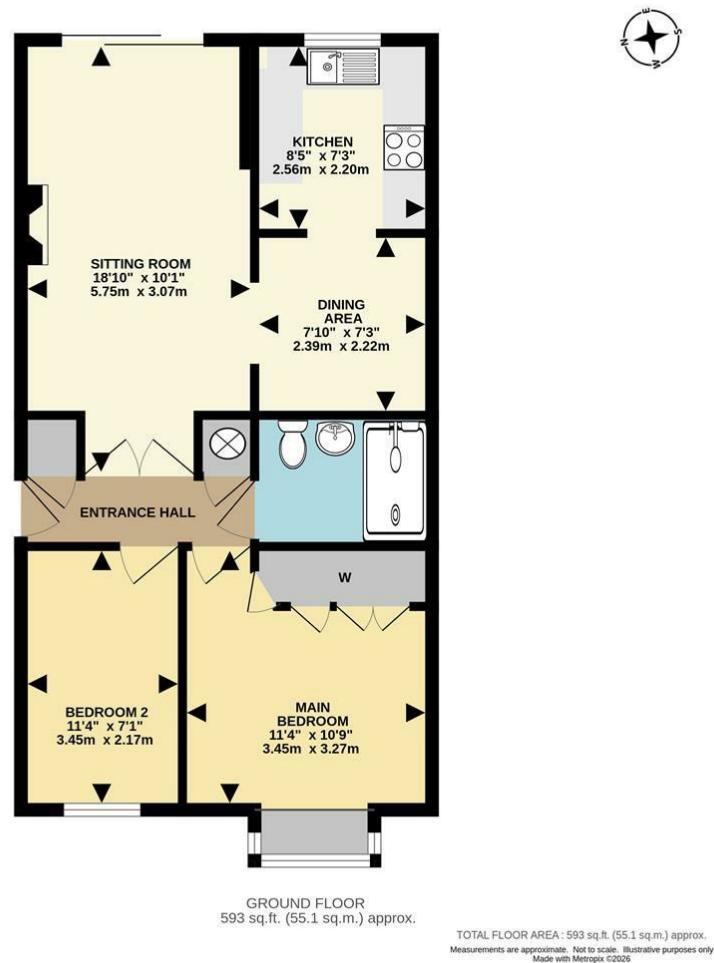
LEASE:

989 years remaining

SERVICE CHARGE:

£157 per month (£1884 pa)

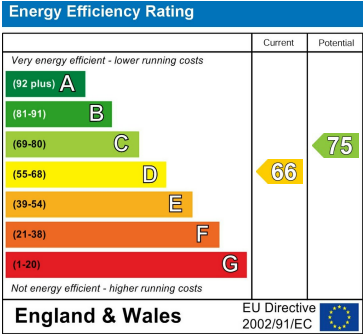
Floor Plan



Area Map



Energy Efficiency Graph



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