



**14 Ashcombe Road, Merstham, RH1 3BY**  
**Guide Price £725,000**

A SIX bedroom semi detached property offered to the market with 27' kitchen/breakfast room, two further reception rooms, ground floor bedroom/guest suite with kitchen area and bathroom, en-suite shower and walk-in wardrobe to principle bedroom, family bathroom, landscaped rear garden, 22' home office and off street parking for two vehicles. The property benefits from marble flooring with underfloor heating to the ground floor and solar panels and is within walking distance to Merstham village with mainline railway station and local amenities. Bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of shops and restaurants and local weekly market. The M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.

## **UPVC DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Stairs leading to first floor landing, power points, media point, marble tiled floor, underfloor heating, understairs cupboard, door to:

### **FAMILY ROOM 10'11" x 9'11" (3.33m x 3.02m)**

Front aspect UPVC double glazed window, continuation of marble tiled floor, dimmer switch, power points, underfloor heating.

### **SITTING ROOM 14'8" x 12'5" (4.47m x 3.78m)**

Continuation of marble tiled floor, power points, down-lighters, underfloor heating.

### **INNER LOBBY**

Giving access to:

### **DOWNSTAIRS CLOAKROOM**

Low level WC, inset wash hand basin with chrome style mixer tap, continuation of marble tiled floor, tiled walls, mosaic style tiling, extractor fan, downlighters, understairs cupboard housing water tank, fuse board and meters.

### **UTILITY ROOM 5'10" x 4'6" (1.78m x 1.37m)**

Wall mounted unit, worksurface, space and plumbing for washing machine, tiled floor, power points, tiled wall, downlighters.

### **KITCHEN BREAKFAST ROOM 27'7" x 12'6" (8.41m x 3.81m)**

Continuation of marble tiled floor, bi-fold doors with inset blinds, giving access to decking and rear garden, wall mounted thermostat heater, downlighters, Velux window with mechanised blinds.

### **KITCHEN AREA**

Continuation of marble tiled floor, a range of wall mounted and base level units in Shaker style, square edge wooden work surface, cup-board housing boiler, tiled walls, centre unit with integrated dishwasher. Butler style sink with chrome style mixer tap, space for American style fridge/freezer, integrated

Bosch microwave oven, space for Range cooker, power points, downlighters, dimmer switch, larder cupboard with sensor light, additional power points on centre island with breakfast bar, underfloor heating.

### **GUEST SUITE WITH KITCHEN AREA AND BATHROOM 15'1" x 10'08" (4.60m x 3.25m)**

Own UPVC double glazed door, front aspect UPVC double glazed window, radiator, power points.

### **KITCHEN AREA**

Wall mounted base level units, roll top work surface, stainless steel sink, integrated electric oven. Integrated induction hob, space for fridge, wood floor, power points.

## **BATHROOM**

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin, panel enclosed bath with mixer tap and shower attachment, tiled walls, tiled floor, extractor fan, down-lighters, medicine cabinet.

### **STAIRS LEADING TO FIRST FLOOR**

Access to loft via hatch, doors to bedrooms and bathroom.

### **DUAL LANDING**

Left hand side access to loft via another hatch with pull down ladder.

### **BEDROOM 1 13'6" x 11'1" (4.11m x 3.38m)**

Rear aspect UPVC double glazed window overlooking rear garden, wood flooring, downlighters, radiator, power points, door to:

### **EN-SUITE SHOWER ROOM**

A white three piece suite comprising vanity unit with inset wash hand basin with chrome style mixer tap, low level WC with concealed cistern, shower cubicle, tiled floor, tiled walls, extractor fan, downlighters, side aspect obscured UPVC double glazed window, door to:

### **WALK IN WARDROBE**

Comprising hanging rail, shelving, down-lighters, extractor fan, continuation of wood flooring.

### **BEDROOM 2 13'6" x 11'1" (4.11m x 3.38m)**

Front aspect UPVC double glazed window, continuation of wood flooring, power points, radiator.

### **BEDROOM 3 11'0" x 9'3" (3.35m x 2.82m)**

Rear aspect UPVC double glazed window, radiator, power points, wood style flooring.

### **BEDROOM 4 10'8" x 10'2" (3.25m x 3.10m)**

Front aspect UPVC double glazed window, radiator, power points, wood style flooring.

### **BEDROOM 5 10'3" x 6'7" (3.12m x 2.01m)**

Front aspect double glazed window, power points, wood style flooring, radiator, dimmer switch.

### **FAMILY BATHROOM**

A white three piece suite comprising low level WC, inset wash hand basin with chrome style mixer tap, moulded bath with centre drainer and chrome style , shower attachments , shower over bath, tiled walls, tiled floor, medicine cabinet, underfloor heating, rear aspect obscure UPVC double glazed window.

### **OUTSIDE REAR GARDEN**

Area of decking, side access, timber built shed, area of level lawn, fencing.

### **HOME OFFICE 22'8" x 10'4" (6.91m x 3.15m)**

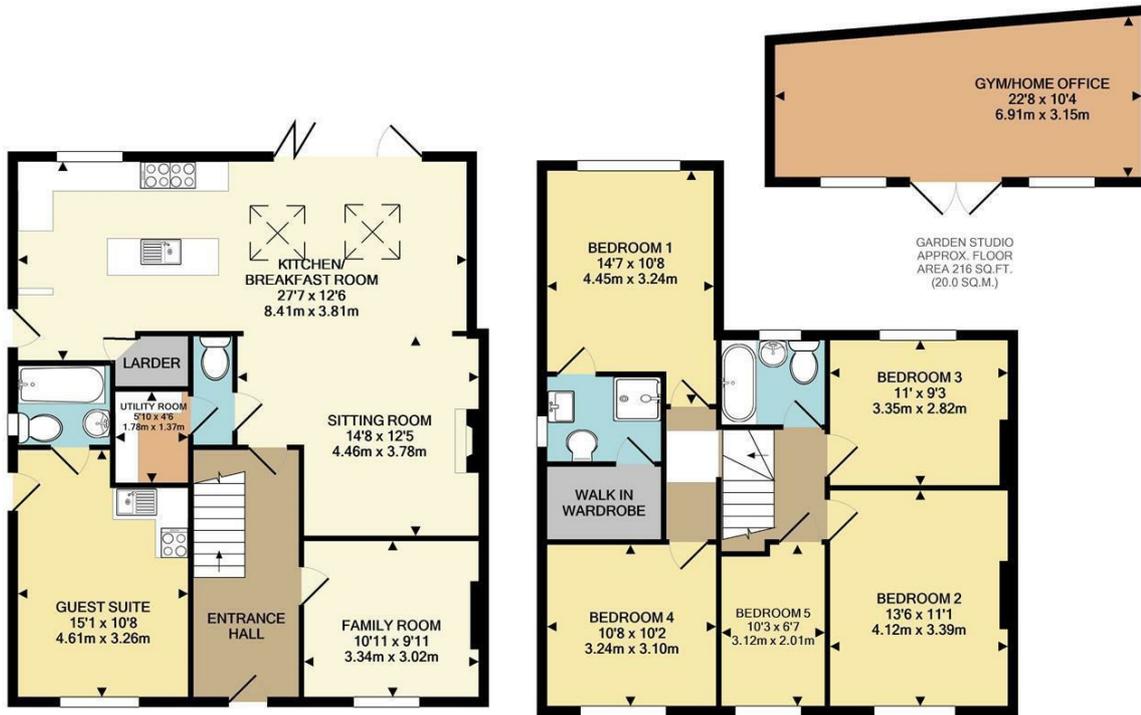
Power, light, air conditioning unit providing heating and cooling, broadband connection, downlighters, power points.

**FRONT GARDEN**

Steps and pathway leading to front door. OFF STREET PARKING for several vehicles.

**COUNCIL TAX BAND C**

# Floor Plan



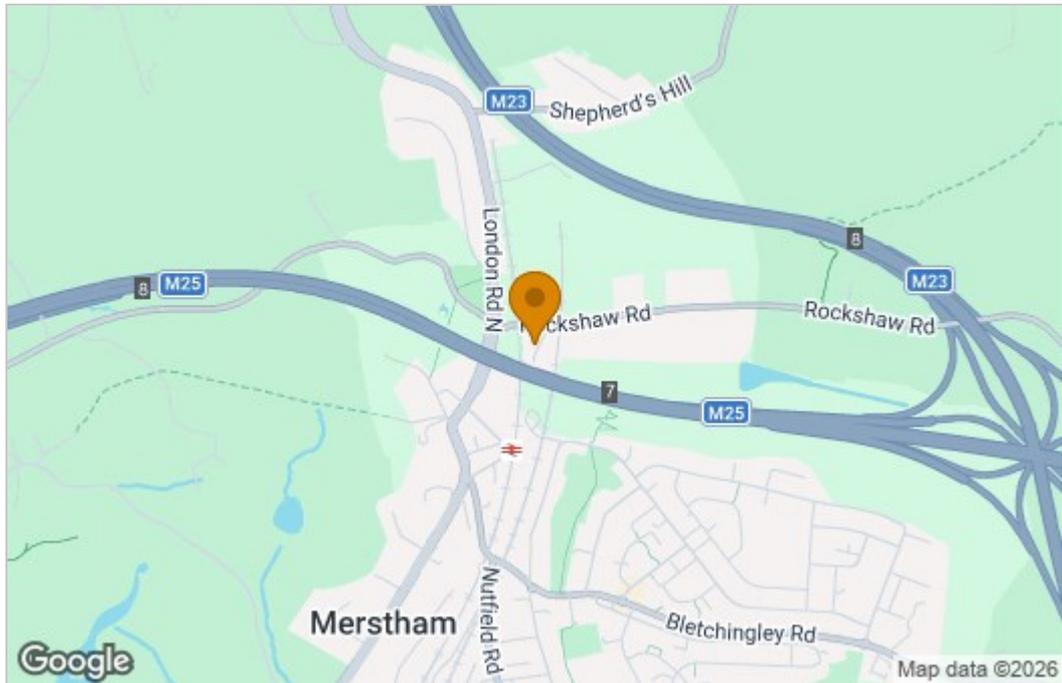
TOTAL APPROX. FLOOR AREA 1887 SQ.FT. (175.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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