

Melton Road, Merstham

In Excess of £700,000

MANSELL McTAGGART
Trusted since 1947









- 5 bedroom detached family home
- Extended to side and rear
- Bursting with potential for upgrading, remodelling and further extension (STPP)
- Generous 0.25+ acre plot (tbv)
- Beautifully presented and private garden with a host of mature trees, shrubs, flower beds and fruit trees
- Garage and driveway parking for multiple vehicles
- Located in a peaceful cul-de-sac, within a popular residential area close to schools, shops and transport links
- Council Tax Band 'E' and EPC 'E'

A well proportioned 5 bedroom, detached family home boasting over a 0.25 acre plot (tbv) and offering excellent potential for further extension, remodelling and upgrading (STPP). The home is nestled down a peaceful cul-de-sac with easy access to local schools, transport links, shops and amenities.

Upon approach to the home, you notice the peaceful and private atmosphere of the cul-se-sac. The home offers ample parking via its own driveway, access to the garage via an up and over door, side access to garden and door to the home.

Entering, a spacious hallway gives access to the study, kitchen, living/dining room and stairs to first floor. The study is well proportioned and versatile space. The room easily accommodates, any desired office equipment, dining attire or could be dressed as a playroom to suit each individuals needs. The room also benefits from a window to front and double doors to the extended living/dining room.

The living/dining room has been extended by the current owners, and is an excellent heart to the home offering excellent potential long term as it adjoins the kitchen offering scope for an open plan layout. There is ample space for an 8+ person dining table, multiple family sofas and any freestanding furniture you may wish. The room also benefits from windows to side and rear alongside sliding doors allowing in lots of natural light. The kitchen although dated, is functional, there is ample storage units and workspace available, with further space for appliances. There are also large storage cupboards available and a cloakroom housing a w/c and wash hand basin. A door leads to the conservatory, with a recently installed roof and further doors to garage and garden.

Upstairs has also been both extended and remodelled. Bedrooms 1 and 2 are both equally well proportioned rooms, able to accommodate king size beds and furniture, overlooking the front and rear aspect respectively. Bedroom 3 is a single room, with space for a bed and furniture, with a window overlooking the rear garden. Bedrooms 4 and 5 have a stud wall partition, now offering 2 single rooms, however could be converted to one large room. The family bathroom is also a good size with a w/c, corner bath with shower unit over, and two sinks.

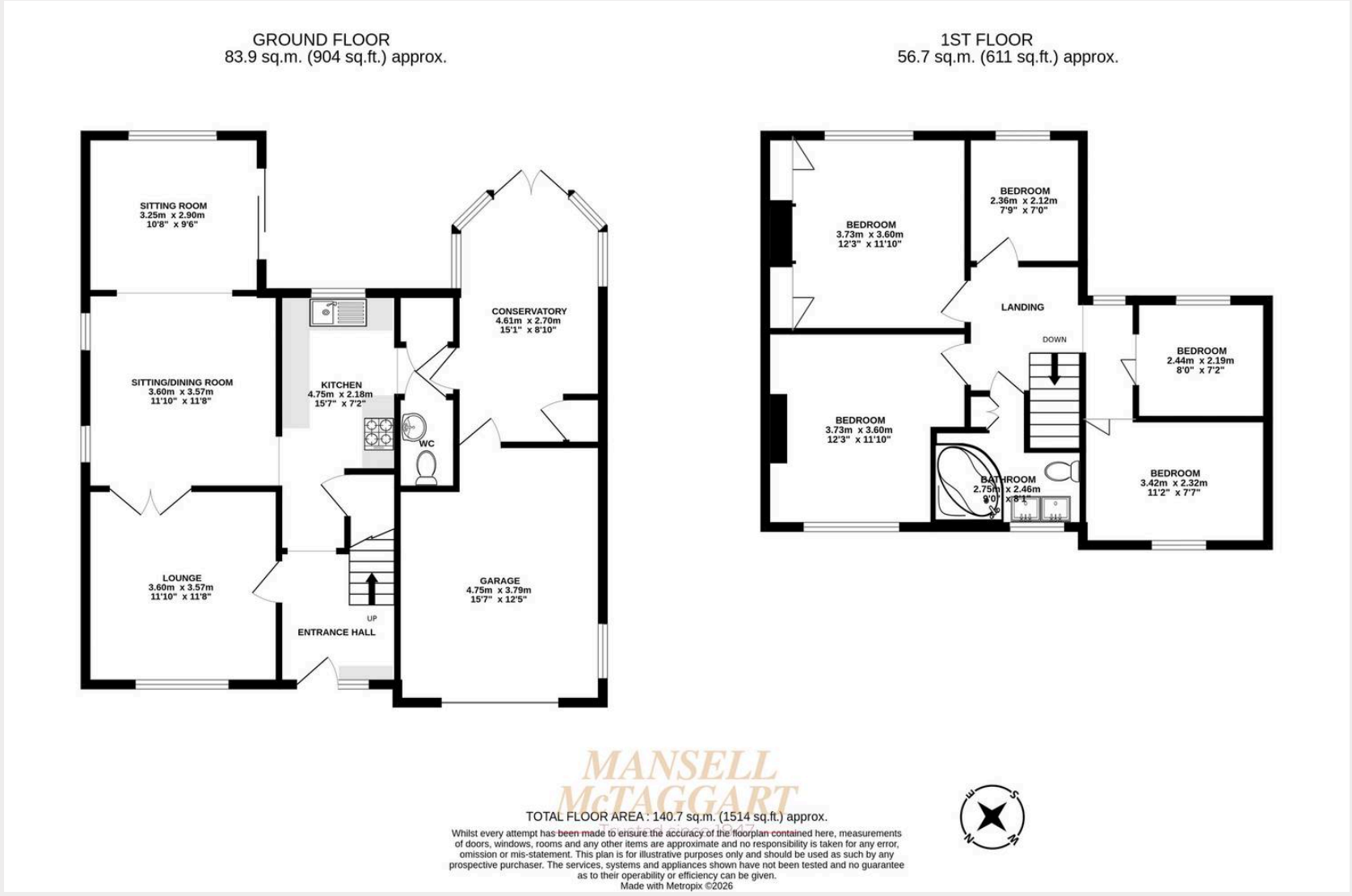
Outside is the real highlight of the home, boasting over 0.25 acres (tbv) of well maintained gardens with different atmospheres. That adjoining the home, is a generous lawned area ideal for entertaining and young family, the latter at the far end, is a 'wild garden area' with a host of trees, fruit trees, vegetable patches and winding paths. Here, there is also an outbuilding needing modernisation, yet offering superb scope long term. The garden is also surprisingly private a feature not often available.











Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.