



152 Malmstone Avenue, Merstham, RH1 3JL
Asking Price £325,000

A three bedroom semi detached property in need of substantial modernisation and updating. The accommodation includes sitting room, kitchen, family bathroom, front and rear gardens and double glazing. The area offers local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Hooley interchange Junction 7.

UPVC DOUBLE GLAZED DOOR

Leading to:

ENTRANCE HALL

Stairs leading to first floor landing, front aspect double glazed window, door to:

SITTING ROOM 20'2 x 10'2 (6.15m x 3.10m)

Rear aspect Upvc double glazed patio doors giving access to rear garden, front aspect Upvc double glazed window, power points, feature fireplace.

KITCHEN 12'0 x 9'7 (3.66m x 2.92m)

Rear aspect and side aspect double glazed windows, side aspect double glazed patio door, part tiled walls, power point, storage cupboard (part installed sink & oven)

FAMILY BATHROOM

Front aspect and side aspect obscured double glazed windows, (Part installed Low level WC, panel enclosed bath, sink,)

STAIRS LEADING TO FIRST FLOOR LANDING

Front aspect double glazed window, access to loft via hatch, storage cupboard, door to:

MAIN BEDROOM 13'0 x 12'3 (3.96m x 3.73m)

Rear aspect double glazed window, power points.

BEDROOM 2 12'2 x 8'11 (3.71m x 2.72m)

Rear aspect double glazed window, fitted wardrobe.

BEDROOM 3 9'11 x 7'9 (3.02m x 2.36m)

Front aspect double glazed window, fitted cupboard.

OUTSIDE

REAR GARDEN

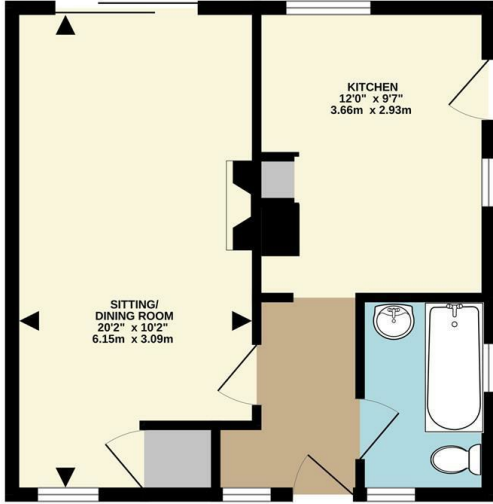
Mainly laid to lawn, side access, panel fencing.

FRONT GARDEN

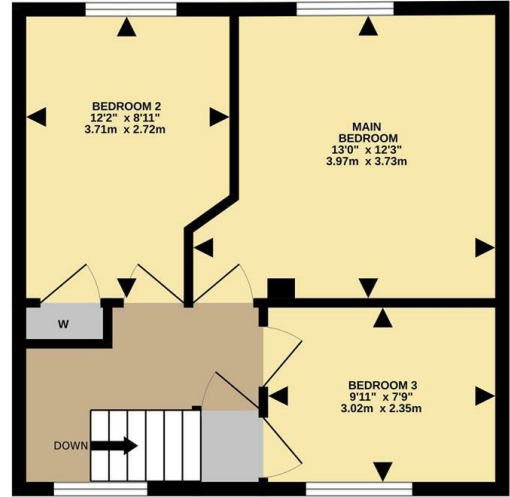
Pathway leading to front door, area of lawn.

COUNCIL TAX BAND D

Floor Plan



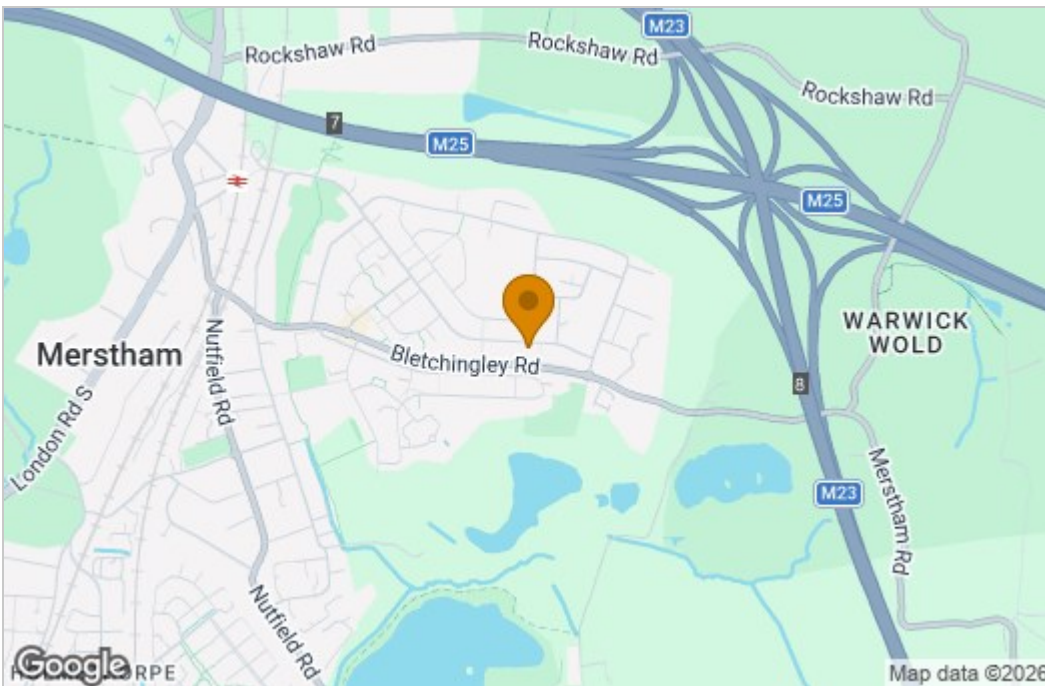
GROUND FLOOR



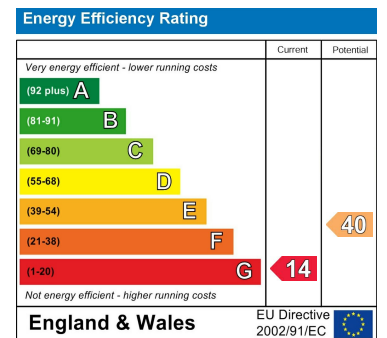
1ST FLOOR

TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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