



**15 Manor Road, Merstham, RH1 3LT**  
**Guide Price £520,000**

A three bedroom detached property offered to the market with NO ONWARD CHAIN, off street parking for two vehicles, integral garage, UPVC double glazing, central heating, fitted kitchen, 24' x 14' sitting/dining room, family bathroom and rear garden, being within walking distance of Merstham station, village, shops and amenities. The property is located in the popular South Merstham area with a good choice of schools, local shops, mainline railway station providing commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Power point, wall mounted heater, shelving, light, glazed door leading to:

## **SITTING ROOM/DINING ROOM 24'0 x 14'6 (7.32m x 4.42m)**

Front aspect Upvc double glazed window, rear aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, two double panelled radiators, stairs leading to first floor landing, dado rail, coved ceiling, power points, thermostat for central heating, understairs cupboard with shelving, smoke alarm, BT point, media point, door to:

## **KITCHEN 10'3 x 7'6 (3.12m x 2.29m)**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, space for free-standing cooker, space for fridge and freezer, tiled walls, power points, wall mounted boiler, rear aspect Upvc double glazed window overlooking rear garden, side aspect Upvc double glazed patio door giving side access, coved ceiling.

## **STAIRS LEADING TO HALF LANDING**

Radiator, side aspect Upvc double glazed window, wall mounted fuse board, dado rail, stairs leading to:

## **FIRST FLOOR LANDING**

Access to loft via hatch, power point, dado rail, door to:

## **FAMILY BATHROOM**

A coloured three piece suite comprising low level WC, pedestal wash basin, panel enclosed bath with separate shower over bath, tiled walls, radiator, rear aspect obscured Upvc double glazed window, radiator, fitted cupboard with shelving.

## **SEPARATE WC**

Rear aspect obscured Upvc double glazed window, low level WC.

## **MAIN BEDROOM 13'2 x 10'1 (4.01m x 3.07m)**

Front aspect Upvc double glazed window, radiator, power points, coved ceiling, double fitted wardrobe with hanging rail and shelving, further double fitted wardrobe with hanging rail and shelving.

## **BEDROOM 2 10'1 x 8'8 (3.07m x 2.64m)**

Rear aspect Upvc double glazed window, radiator, double fitted wardrobe with hanging rail and shelving, coved ceiling, power points.

## **BEDROOM 3 10'3 x 9'5 (3.12m x 2.87m)**

Front aspect Upvc double glazed window, radiator, double fitted wardrobe with hanging rail and shelving, power points, coved ceiling.

## **OUTSIDE**

## **REAR GARDEN**

Mainly laid to lawn, shingled area, pathway, fencing, side access.

## **FRONT GARDEN**

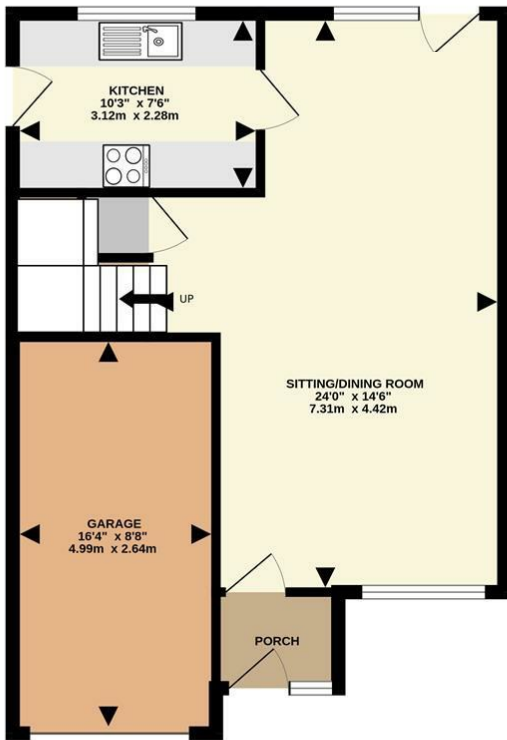
Block paved driveway providing OFF STREET PARKING for two vehicles and access to:

## **GARAGE 16'4 x 8'8 (4.98m x 2.64m)**

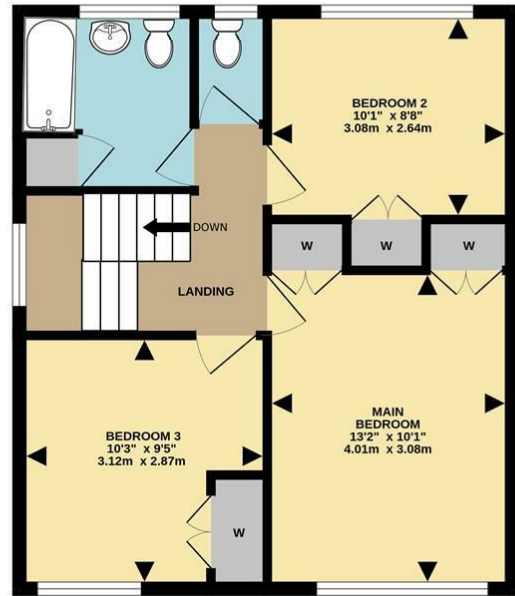
Metal up and over door.

## **COUNCIL TAX BAND E**

# Floor Plan



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



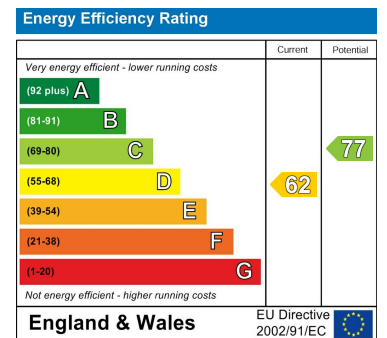
1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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