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for sale
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barnardmarcus.co.uk

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Endsleigh Road, Merstham Redhill RH1 3LX


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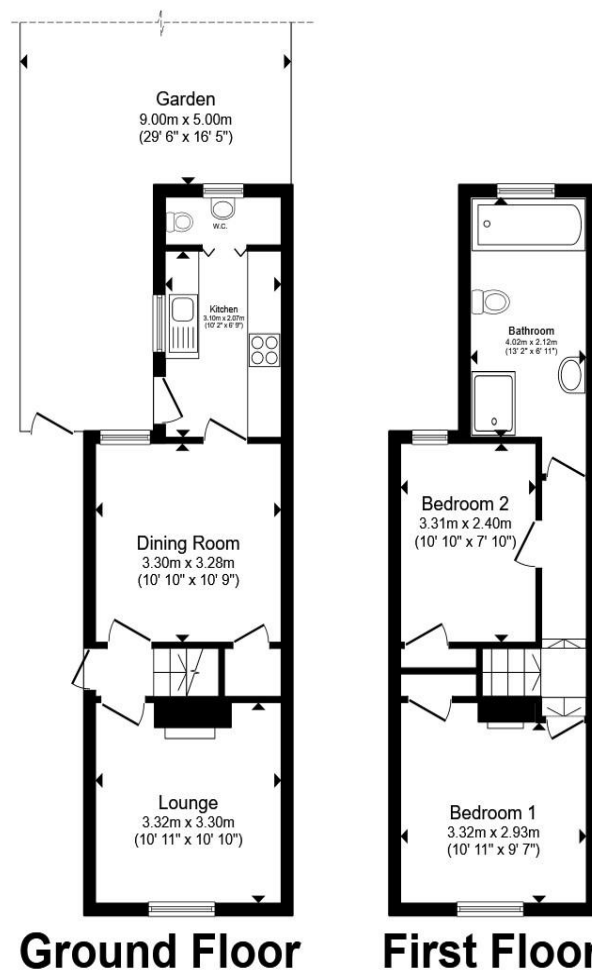
Welcome to **Endsleigh Road, Merstham Redhill**

This two double bedroom CHAIN FREE character family home in Merstham village benefits from local doctors, dentist, cafes and shops. Schools within the area include Furzefield Primary and Merstham Primary which are both Ofsted rated 'Good'. Lime Tree Primary academy, rated 'Outstanding', is also within walking distance and has a Nursery division.

Redhill and Reigate town centres are nearby with an array of shops, restaurants and cafes. The M25 for links into London, the coast and Gatwick are on the doorstep. For the commuter, Merstham and Redhill train stations are also close by with direct trains to London Victoria & London Bridge via Thameslink and Southern, Gatwick and Crawley. On the outskirts of Merstham is Mercers Country Park. There is something for everyone here, picturesque views, water sports, angling, miles of walking and cycle paths and the relaxing 'Inn on the Pond'. The property comprises of two reception rooms, kitchen, downstairs w/c on the ground floor. The first-floor benefits from two double bedrooms both with built-in cupboards and large four-piece family bathroom. The rear garden is South-West facing with gated side access to the front.



Agents Note



Total floor area 67.8 m² (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Endsleigh Road, Merstham Redhill

- NO CHAIN
- Close to Merstham train station
- South-West facing garden
- Two double bedrooms
- Two reception rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103769



Property Ref:
RDH103769 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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