THOMAS & MAY

ESTATE AGENTS

61 The Crossways, Merstham, RH1 3NA

Asking Price £499,950

A three bedroom character semi detached property situated in a cul-de-sac location with the potential for some updating and offered to the market with two reception rooms, kitchen, first floor bathroom, off street parking for several vehicles and front and rear gardens. Merstham Village offers excellent local schools, shops and amenities and mainline railway station providing links to London, Gatwick and the South Coast. Bus routes provide easy access to Redhill town centre which offers more comprehensive facilities including restaurants, shops, banks and Redhill station. The M23/25 motorway can be accessed at the Hooley interchange Junction 7 and the M25 can be accessed at the Reigate Hill Interchange Junction 8.

GLAZED PORCH DOOR
Leading through to:

ENTRANCE PORCH
Front aspect and side aspect windows, wooden front door giving access to:

ENTRANCE HALL
Stairs leading to first floor landing, radiator, picture rail, power points, front aspect window, understairs storage cupboard, further understairs recess area with space for fridge/freezer, side aspect window, door to:

SITTING ROOM 13'11 x 12'5 (4.24m x 3.78m)
Front aspect Upvc double glazed window overlooking front garden, dimmer switch, picture rail, power points, TV aerial point.

DINING ROOM 12'5 x 12'5 (3.78m x 3.78m)
Rear aspect glazed door, rear aspect glazed windows, two panelled radiators, picture rail, feature fireplace with gas flame effect fire, tiled hearth and tiled surround, door giving access to:

GLAZED LEAN-TO 12'5 x 5'1 (3.78m x 1.55m)
Windows to three sides, side aspect door.

KITCHEN 9'3 x 6'11 (2.82m x 2.11m)
A range of wall mounted and base level units, roll top work surface, sink with mixer tap, space for electric oven with space for electric hob over, extractor hood, space for microwave, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted boiler, control panel for central heating and hot water, power points, tiled walls, concealed lighting, side aspect door. microwave.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, side aspect obscured window, power points, picture rail, door to:

MAIN BEDROOM 13'11 x 12'6 (4.24m x 3.81m)
Front aspect Upvc double glazed windows overlooking front garden, a range of fitted bedroom furniture comprising wardrobes, cupboards, dressing table, bedside tables and drawers, picture rail, power points, radiator.

BEDROOM 2 12'5 x 9'2 (3.78m x 2.79m)
Rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, picture rail, fitted wardrobes with mirror-glide doors and hanging rail and shelving,

BEDROOM 3 9'3 x 7'3 (2.82m x 2.21m)
Rear aspect Upvc double glazed window, radiator, power points, a range of fitted bedroom furniture comprising wardrobes and cupboards, picture rail, power points.

FAMILY BATHROOM
A white three piece suite comprising pedestal wash hand basin, panel enclosed enamel bath with mixer tap, high level WC, front aspect Upvc obscured double glazed window, radiator.

OUTSIDE

REAR GARDEN
Mainly laid to lawn with mature shrubs and flower borders, side access, outside water tap, fencing, timber built shed, apple tree.

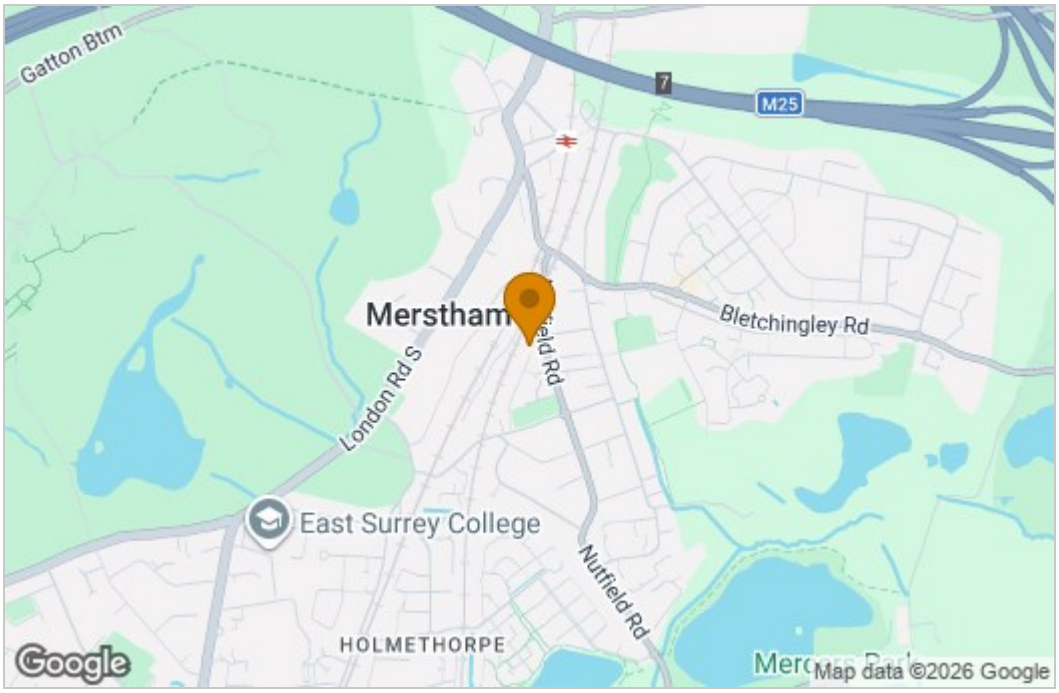
GARDEN STORE 8'8 x 5'5 (2.64m x 1.65m)

FRONT GARDEN
OFF STREET PARKING for several vehicles, mature shrubs and flower borders, pathway leading to front door, shingle area, side aspect.

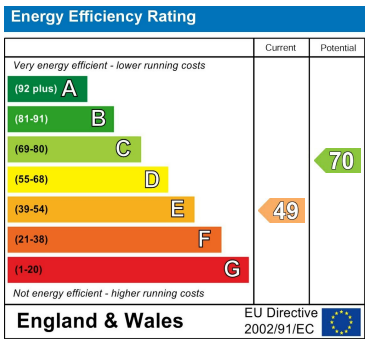
COUNCIL TAX BAND D

Floor Plan

Area Map



Energy Efficiency Graph



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