



**22 LONDON ROAD SOUTH, MERSTHAM, SURREY, RH1 3DT**  
**£1,100,000**  
**FREEHOLD**

Beautifully presented, detached bungalow with the rare benefit of a detached one bedroom annexe.

Located on a good size corner plot, within easy reach of local shops and transport links, this superb detached bungalow is an exceptional find and must be seen to be appreciated.

Built in 1957 and sympathetically extended, this three bedroom home offers great space. Through the front door there is a generous entrance hall, with an additional inner hallway that currently serves as a home office, and has a door to the main bathroom, large utility room and the side access way. At the front of the property you have the principal bedroom, which has a deep bay window, extensive fitted wardrobes and an en-suite shower room. Across the hall there is another large, dual aspect room, that is currently set up as an another reception space, but would make an excellent bedroom. There is a large and well appointed kitchen, that is open plan to a stunning, dual aspect dining/family space, that has French doors to the rear garden, a door to another double bedroom with en-suite, and double doors to a spacious living room, that has direct access to the garden.

Outside you have a driveway to the front that will accommodate several vehicles, and gives access to an attached garage, which has an up and over door to the front, and a pedestrian door at the rear. There is a well tended front garden, and access to both sides of the property. To the rear you have a secluded lawn garden, which is west facing and has a large patio area. Beyond the garden there is a superb, detached annexe, that has a double bedroom, shower room, an open plan lounge/kitchen, electric heating, double glazed windows and it's own parking area.

Nearby there is a handy local shop, as well as a popular pizzeria, and a traditional cafe. Merstham train station is only a short walk, and offers direct services to central London. In addition you have bus routes to Redhill and Croydon towns, and easy access to the M25.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- SPACIOUS PROPERTY
- PARKING FOR FIVE CARS
- COUNCIL TAX BAND: F
- ONE BEDROOM ANNEXE
- EXCELLENT CONDITION
- GARAGE
- SHOPS AND STATION NEARBY
- EPC RATING: B





**DETACHED BUNGALOW**

**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
13'11 x 10'7 (4.24m x 3.23m)

**LOUNGE**  
25'0 x 17'0 (7.62m x 5.18m)

**KITCHEN/DINING/FAMILY**  
27'9 x 25'2 (8.46m x 7.67m)

**STUDY/INNER HALL**  
11'11 x 6'9 (3.63m x 2.06m)

**UTILITY ROOM**  
13'7 x 4'7 (4.14m x 1.40m)

**BEDROOM ONE**  
14'5 x 13'1 (4.39m x 3.99m)

**ENSUITE SHOWER ROOM**  
11'10 x 5'8 (3.61m x 1.73m)

**BEDROOM TWO**  
16'7 x 11'5 (5.05m x 3.48m)

**BEDROOM THREE**  
13'4 x 10'3 (4.06m x 3.12m)

**BATHROOM**  
11'10 x 5'4 (3.61m x 1.63m)

**DETACHED ANNEXE**

**LOUNGE/DINER/KITCHEN**  
14'2 x 13'8 (4.32m x 4.17m)

**INNER HALL**  
7'3 x 2'9 (2.21m x 0.84m)

**BEDROOM**  
10'6 x 9'7 (3.20m x 2.92m)

**SHOWER ROOM**  
7'0 x 3'9 (2.13m x 1.14m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PARKING FOR FIVE CARS**

**GARAGE**  
16'4 x 9'0 (4.98m x 2.74m)

**60FT X 40FT REAR GARDEN**





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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