THOMAS & MAY

ESTATE AGENTS

16 Mill Lane, Merstham, RH1 3HQ

Offers In Excess Of £780,000

A four bedroom detached property which has been thoughtfully refurbished and upgraded by the current owners and offered to the market with off street parking, landscaped rear garden and studio/office/workshop. The accommodation includes fully fitted 19' x 14' kitchen/dining room, 13' x 11' family room, 12' x 11' sitting room, downstairs shower room, utility room, bi-fold doors giving access to rear garden and four piece suite family bathroom. The property is situated in a semi-rural cul-de-sac location in South Merstham with a good choice of schools and nearby Mercers Country Park offering a lakeside trail around Mercers Lake and water sports including dinghy sailing, paddle boarding, kayaking, canoeing and windsurfing. Redhill town centre provides a wide selection of shops, bars and restaurants and it's mainline railway station offers excellent links to London, Gatwick and Brighton, the surrounding area also has a great choice of schools for children of all ages and the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.

FRONT DOOR
With leaded light window giving access to:

ENTRANCE HALL
Wood style flooring, side aspect Upvc double glazed window, stairs to first floor landing, telephone point, power points, Victorian style radiator, picture rail, door to:

DOWNSTAIRS SHOWER ROOM
Comprising low level WC, inset wash hand basin, shower cubicle with electric shower and mosaic style tiling, mosaic style tiled floor, tiled walls, down-lighters, extractor, side aspect obscured Upvc double glazed window, chrome heated towel rail.

SITTING ROOM 12'2 x 11'2 (3.71m x 3.40m)
Front aspect Upvc Georgian style double glazed windows, double radiator, feature fireplace. picture rail, power points, TV aerial point.

INNER LOBBY
Continuation of wood style flooring, down-lighters, fitted cupboards with shelving, sliding door to:

UTILITY ROOM 7'8 x 6'0 (2.34m x 1.83m)
Space and plumbing for washing machine and space and plumbing for tumble dryer, wall mounted and base level units, cupboard housing Worcester boiler, stainless steel sink with mixer tap, power points, part tiled walls, down-lighters, side aspect Upvc double glazed door, radiator, further storage cupboard.

KITCHEN/DINING ROOM 19'11 x 14'1 (6.07m x 4.29m)
Continuation of wood style flooring, a range of wall mounted and base level units, integrated electric oven, Neff Induction hob, stainless steel sink with mixer tap, cimstone quartz work surface, centre island with continuation of cimstone quartz work surface and cupboards and drawers, down-lighters, side aspect double glazed windows, fully opening Bi-Fold doors giving access to patio and rear garden, sky lantern, vertical radiator, power points, archway leading to:

FAMILY ROOM 13'6 x 11'8 (4.11m x 3.56m)
Seating area with continuation of wood style flooring, further vertical radiator, power point.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, sky-light window, down-lighters, power points, door to:

FAMILY BATHROOM
A four piece suite comprising low level WC, panel enclosed bath with chrome style mixer tap, vanity unit with inset wash hand basin and chrome style mixer tap, separate shower cubicle, tiled walls, stone flooring, chrome heated towel rail, down-lighters, wall mounted mirror, front aspect Upvc double glazed window, extractor fan.

MAIN BEDROOM 12'0 x 12'0 (3.66m x 3.66m)
Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, down-lighters, fitted wardrobe with hanging rail and shelving.

BEDROOM 2 13'6 x 10'0 (4.11m x 3.05m)
Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, picture rail.

BEDROOM 3 11'3 x 10'0 (3.43m x 3.05m)
Front aspect Upvc double glazed window, radiator, power points.

BEDROOM 4 10'1 x 9'2 (3.07m x 2.79m)
Side aspect Upvc double glazed Georgian style window, radiator, power points, fitted cupboard with hanging rail and shelving.

OUTSIDE

REAR GARDEN
Porcelain patio, outside lighting, side access via gate, mainly laid to lawn with mature shrubs and flower borders, shingled area, outside power points.

GARDEN STUDIO/HOME OFFICE 14'1 x 10'9 (4.29m x 3.28m)
With power and light, double glazed doors, front aspect window, outside lighting.

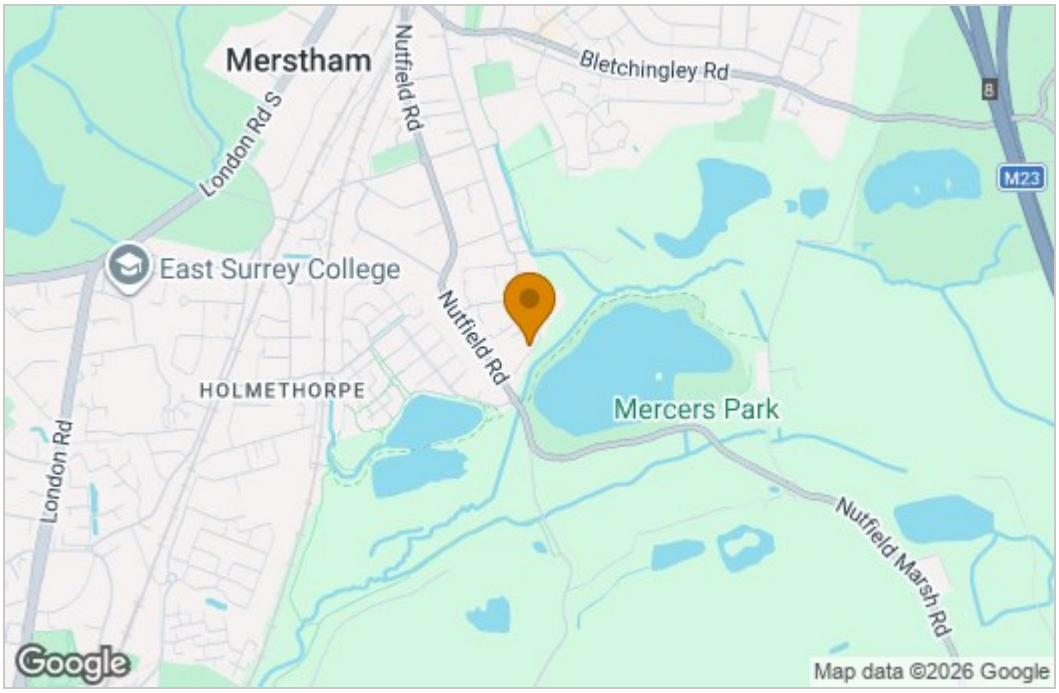
GARDEN STORE/WORKSHOP 14'1 x 10'1 (4.29m x 3.07m)
Side access door, power and light.

FRONT GARDEN
Block paved driveway providing OFF STREET PARKING for several vehicles.

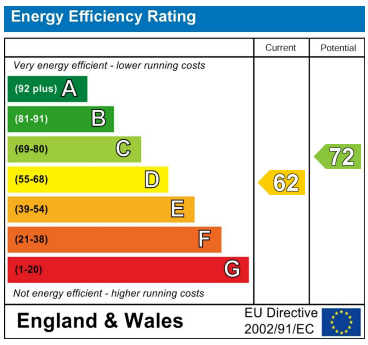
COUNCIL TAX BAND E

Floor Plan

Area Map



Energy Efficiency Graph



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