



**2 Radstock Way, Merstham, RH1 3NG**  
**Guide Price £525,000**

An extended and renovated three bedroom family house offered to the market with NO ONWARD CHAIN, refitted kitchen/breakfast room, sitting/dining room, downstairs cloakroom, refitted Victorian style bathroom, wood flooring, double glazing, central heating and front and rear gardens. The property is within walking distance to the local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Horley interchange Junction 7.

**DOUBLE GLAZED FRONT DOOR**

Leading through to:

**ENRANCE HALL**

Wood flooring, radiator, fuse board, stairs leading to first floor landing, cupboard housing meter, understairs storage area, fitted cupboard with shelving, door to:

**KITCHEN/BREAKFAST ROOM 22'7 x 10'0  
(6.88m x 3.05m)**

Front aspect and side aspect Upvc double glazed windows, a range of wall mounted and base level units, work surface, stainless steel sink with mixer tap, Franke power points, space and plumbing for dishwasher, space and plumbing for washing machine, breakfast bar, continuation of wood flooring, space for Range cooker, space for tumble dryer, space for microwave, extractor hood, space for fridge/freezer, cupboard housing boiler, dimmer switch, sky-light window.

**BOOT ROOM 6'9 x 5'4 (2.06m x 1.63m)**

Continuation of wood flooring, side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, doors leading to:

**DOWNSTAIRS CLOAKROOM**

Suite comprising low level WC, Victorian style pedestal wash hand basin with chrome style mixer tap, Victorian style heated towel rail, side aspect Upvc double glazed window, extractor, continuation of wood flooring.

**SITTING ROOM 14'9 x 12'4 (4.50m x 3.76m)**

Continuation of wood flooring, Upvc double glazed window, dimmer switch, power points, archway to:

**DINING ROOM 11'4 x 11'2 (3.45m x 3.40m)**

Upvc double glazed window, radiator, continuation of wood flooring, power points.

**STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, Upvc double glazed window, door to:

**FAMILY BATHROOM 12'11 x 9'3 (3.94m x 2.82m)**

Suite comprising Victoria style roll top bath with Victorian style mixer tap and centre drainer, inset wash hand basin with Victorian chrome style mixer tap, Victorian style low level WC, tiled floor, tiled walls, wall mounted medicine cabinet, separate Victorian style shower cubicle with Victorian style mixer tap and shower attachments, front aspect and side aspect Upvc double glazed windows.

**MAIN BEDROOM 12'0 x 11'3 (3.66m x 3.43m)**

Upvc double glazed window, radiator, power points.

**BEDROOM 2 11'3 x 11'2 (3.43m x 3.40m)**

Upvc double glazed window, radiator, power points.

**BEDROOM 3 8'8 x 6'0 (2.64m x 1.83m)**

Upvc double glazed window, radiator, power points.

**OUTSIDE****REAR GARDEN**

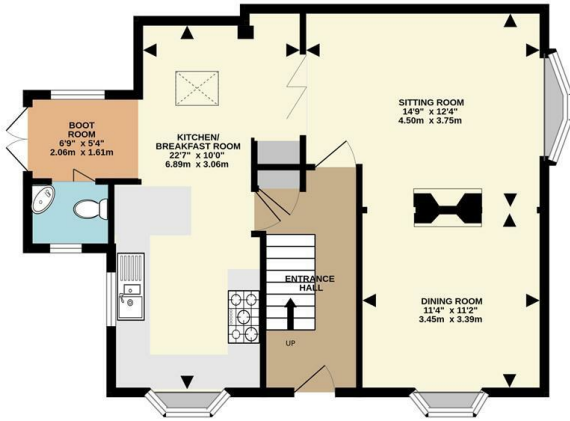
Mainly laid to lawn with mature shrubs and flower borders, area of patio, side access, hardstanding, outside lighting, outside power points, further area of lawn, close board fencing, shingled area opening onto lawn.

**GARDEN STORE 10'5 x 7'10 (3.18m x 2.39m)****SHED 5'11 x 4'6 (1.80m x 1.37m)****FRONT GARDEN**

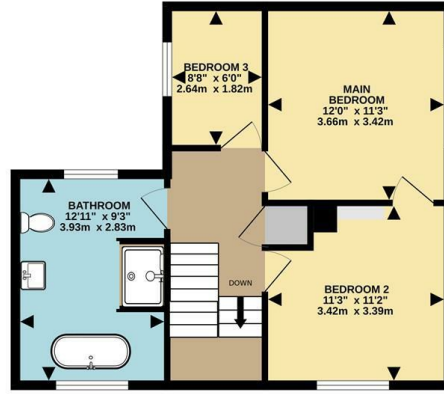
Outside power points.

**COUNCIL TAX BAND D**

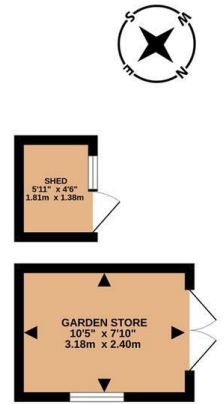
# Floor Plan



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



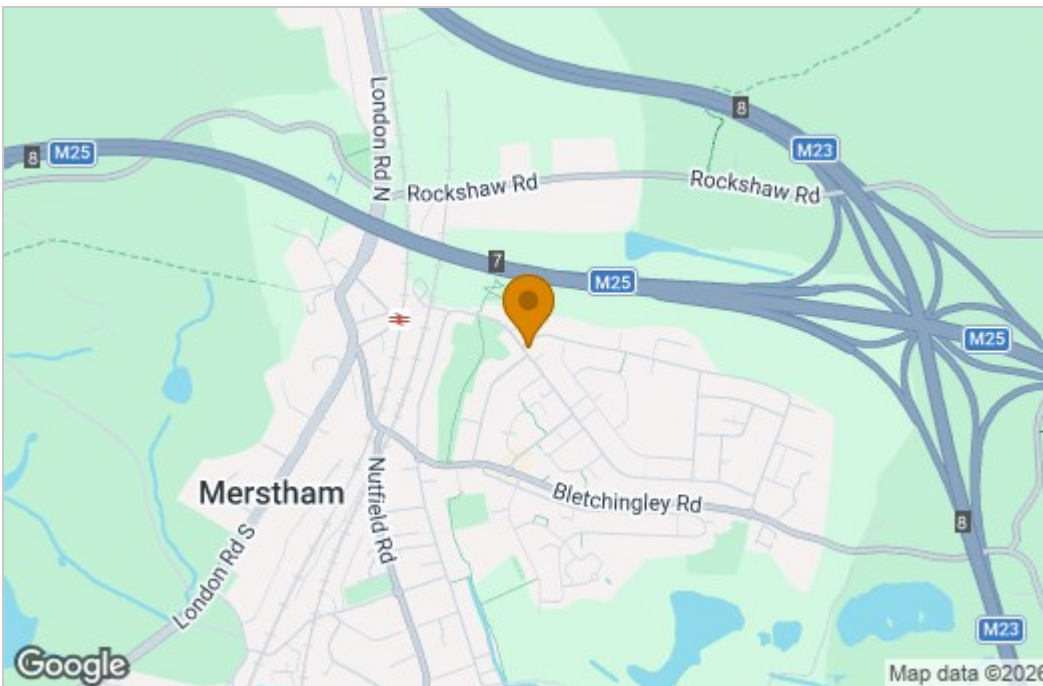
1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



OUTBUILDINGS  
109 sq.ft. (10.1 sq.m.) approx.

TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

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

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