



**28 Radstock Way, Merstham, RH1 3NG**  
**Starting Bid £330,000**

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

\* CASH BUYERS ONLY \* Pre 1965 Timber Construction \* An extended and extensively refurbished three bedroom property offered to the market with vendors suited, fitted kitchen, triple glazing and off street parking. 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.

### **TRIPLE GLAZED FRONT DOOR**

Leading through to:

### **ENTRANCE HALL**

Front aspect Upvc obscured triple glazed windows, wood style flooring, stairs to first floor landing, cupboard housing fuse board, meter and storage, radiator with cover, coved ceiling, understairs storage cupboard, door to:

### **RECEPTION/DINING ROOM 21'2 x 13'0 (6.45m x 3.96m)**

Front aspect Upvc triple glazed windows, radiator, continuation of wood style flooring, fitted cupboards and shelving with integrated TV, power points, coved ceiling.

### **DINING AREA:**

Continuation of wood style flooring, coved ceiling, power points, vertical radiator, archway leading to:

### **KITCHEN 9'5 x 9'0 (2.87m x 2.74m)**

A modern kitchen with a range of wall mounted and base level units, square wooden work surface, sink with mixer tap, integrated electric double oven with electric induction hob, tiled walls, power points, American style fridge/freezer, larder cupboard, sensor lighting, continuation of wood style flooring, cupboard housing boiler, rear aspect Upvc triple glazed window overlooking decking and rear garden, rear aspect Upvc triiple glazed door giving access to decking and rear garden.

### **ARCHWAY FROM DINING AREA**

Leading to:

### **PLAYROOM 9'3 x 9'2 (2.82m x 2.79m)**

Rear aspect triple glazed patio doors giving access to decking and rear garden, side aspect triple glazed window, continuation of wood style flooring, fitted cupboard with shelving, vertical radiator, sky-light windows, power points.

### **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, storage cupboard with wooden shelving and power points, door to:

### **FAMILY BATHROOM**

A three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin with chrome style mixer tap, moulded bath with separate shower over bath, tiled walls, tiled floor, rear aspect triple glazed obscured window, chrome heated towel rail.

### **MAIN BEDROOM 13'1 x 12'2 (3.99m x 3.71m)**

Front aspect triple glazed windows, radiator, power points, double fitted wardrobes with hanging rail and shelving, wall mounted lights, down-lighters, coved ceiling.

### **BEDROOM 2 13'9 x 8'8 (4.19m x 2.64m)**

Rear aspect triple glazed windows, radiator with cover, power points.

### **BEDROOM 3 9'4 x 8'3 (2.84m x 2.51m)**

Front aspect triple glazed window, radiator, power points, down-lighters, fitted cupboard with shelving, wood style flooring.

### **OUTSIDE**

#### **REAR GARDEN**

Area of level decking giving access to patio and rear garden, outside water tap, side access.

#### **UTILITY ROOM 8'0 x 5'9 (2.44m x 1.75m)**

With space and plumbing for washing machine and tumble dryer, shelving, separate fuse board and power.

#### **FRONT GARDEN**

OFF STREET PARKING.

#### **COUNCIL TAX BAND C**

#### **AUCTION NOTES:**

Immediate 'exchange of contracts' available  
Being sold via 'Secure Sale'

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will

be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

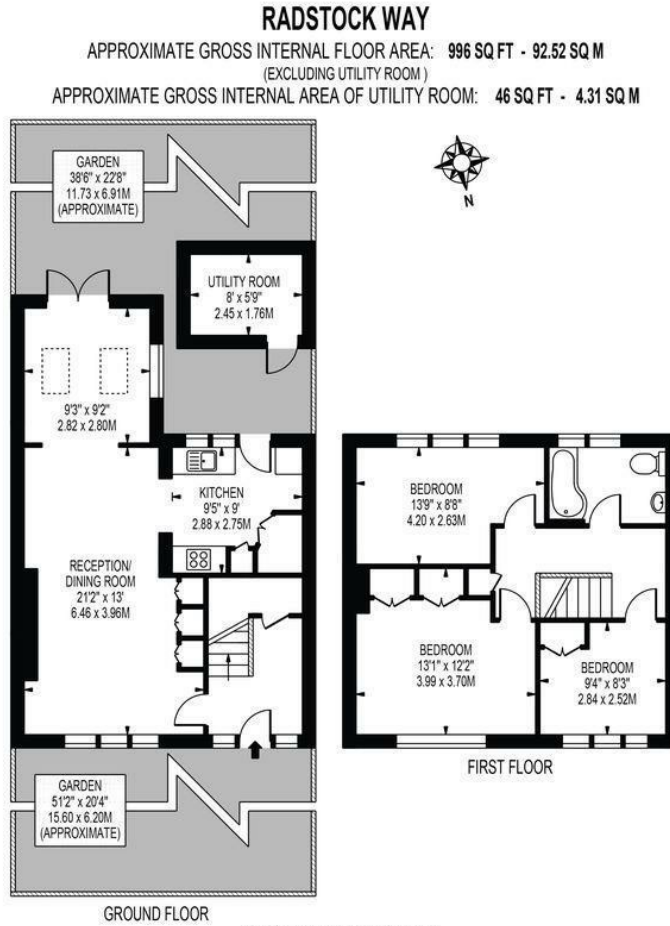
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

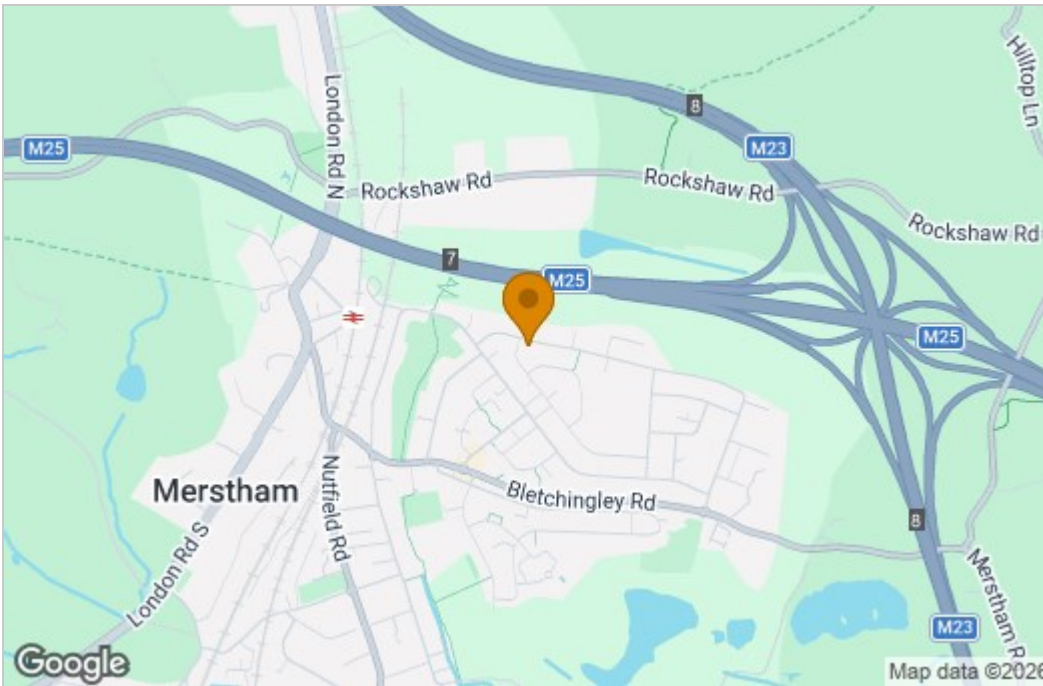
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

# Floor Plan

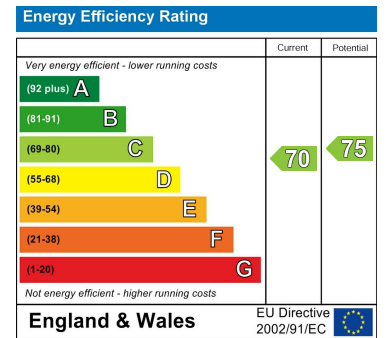


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# Area Map



# Energy Efficiency Graph



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