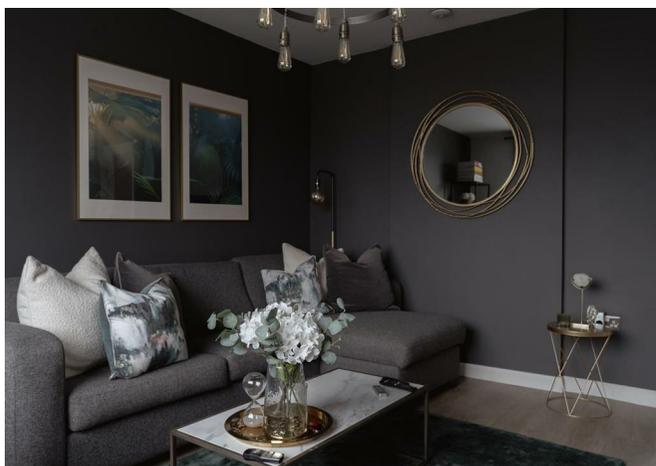




Malmstone Avenue, Redhill

£1,900 Per Month





“

Combining practical layout, lifestyle enhancements and a well-connected address, this property offers more than first meets the eye. From the garden bar to the well-equipped kitchen, it's a home designed for comfortable day-to-day living with space to enjoy year-round.

”



Set along Malmstone Avenue in the heart of Merstham, this well-proportioned two-bedroom home combines practical living space with subtle upgrades and a garden designed for sociable evenings.

The ground floor flows comfortably, beginning with a generous front reception room that offers flexibility in layout. To the rear, the kitchen/dining room spans the width of the house, forming the natural centre of the home. Finished with contemporary cabinetry, integrated appliances and streamlined worktops, the space is enhanced by a Lusso Stone tap, providing instant boiling water — a refined addition that elevates everyday convenience. There is ample space for a proper dining setup, making it equally suited to hosting or family living.

Upstairs, the principal bedroom stretches across the width of the property, offering impressive proportions and excellent furniture placement options. The second bedroom is well-balanced and adaptable, whether required as a guest room, nursery or home office. A modern family bathroom completes the first floor.

Externally, the rear garden has been thoughtfully arranged with lawn and patio areas, alongside a garden bar that truly comes into its own during the warmer months — ideal for sunny spring afternoons and long summer evenings.

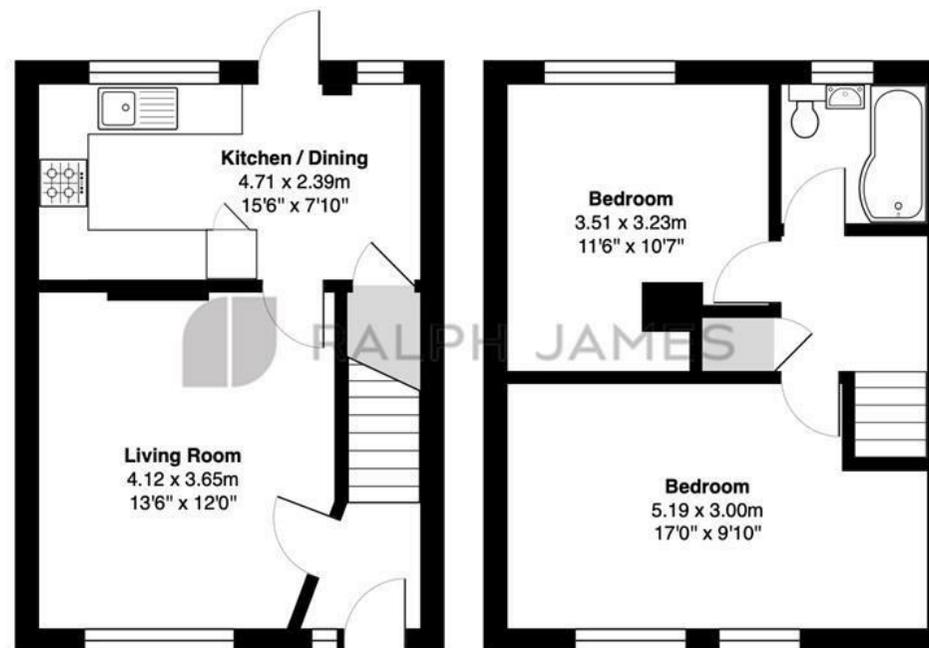
The location offers a strong blend of accessibility and green space. Merstham village amenities are close by for daily essentials, while Merstham mainline station provides direct links into London and the South Coast. Battlebridge Recreation Ground and surrounding open spaces are within easy reach, offering excellent outdoor space for leisure and exercise. Redhill town centre is also nearby for a broader range of shops, restaurants and leisure facilities.

The landlord is flexible on furnishings, allowing incoming tenants the option to tailor the home to suit their needs.

A balanced home in a well-connected and community-focused setting.

Need to know

- Two-bedroom terraced home in a well-established Merstham setting
- Generous front reception room with flexible layout options
- Full-width kitchen/dining room forming the heart of the home
- Principal bedroom spanning the width of the property
- Contemporary fitted kitchen with integrated appliances and Lusso Stone Boiling Water Tap
- Second bedroom ideal as a guest room, nursery or home office
- Rear garden with patio, lawn and garden bar
- Walking distance to Merstham station, local amenities and Battlebridge Recreation Ground
- EPC Rating: C
- Council Tax Band: C



Ground Floor

First Floor

Malmstone Avenue, Merstham, Redhill

Total Area: 66.0 m² ... 711 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Â© Still Moving London LTD (www.stillmoving.london)



Interested?

redhill@ralphjames.co.uk
01737 765 555

1

ralphjames.co.uk