



# 12 Shale Green, Merstham

Redhill

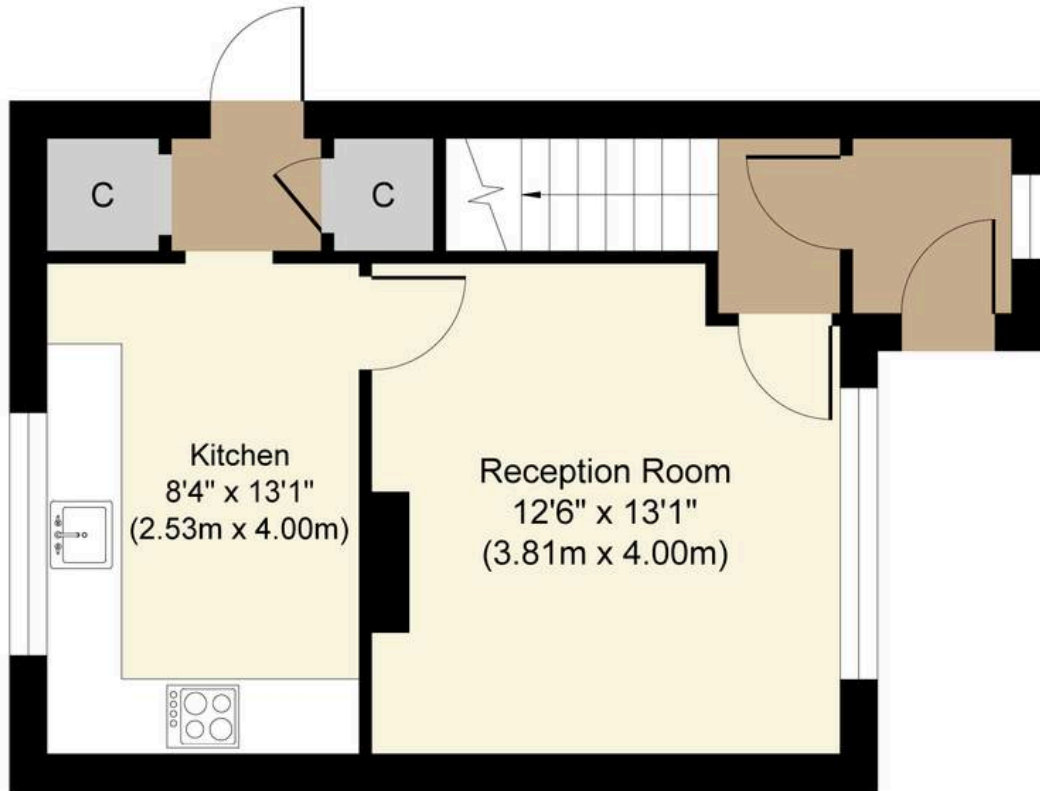
Guide Price **£400,000**



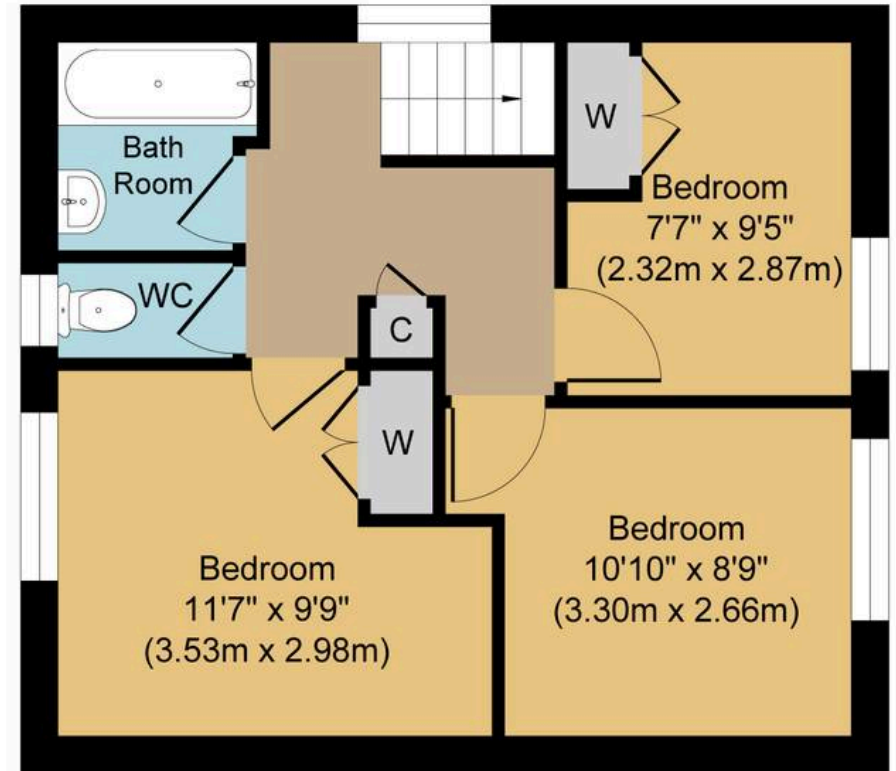
This beautifully updated and well-presented three bedroom end of terrace family home offers spacious and versatile accommodation, thoughtfully enhanced by the current owners to create a welcoming and contemporary living environment. Ideally situated within walking distance of the station and local schools, the property enjoys a prime position with attractive views over the green. The ground floor features a generous living room with ample natural light, perfect for relaxation or entertaining guests, and a modern 13' kitchen breakfast room that provides a practical and stylish space for family meals and gatherings. High quality fittings and a tasteful décor run throughout the home, ensuring a move-in ready opportunity for prospective buyers. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for a growing family or those seeking additional space for a home office or guest room. The principal bedroom benefits from pleasant outlooks, while the other bedrooms are equally well appointed and share access to a contemporary family bathroom with modern fixtures and fittings. The property occupies a larger than average plot, which enhances the sense of space and privacy throughout the home. Additional features include ample storage solutions, double glazing, and gas central heating, all contributing to a comfortable and energy-efficient lifestyle. This property represents an excellent opportunity for families and professionals alike, combining a convenient location with thoughtfully designed interiors and a high standard of presentation. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home. Council Tax band: C.. Tenure: Freehold







**Ground Floor**  
**Approximate Floor Area**  
**362 sq. ft**  
**(33.68 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**391 sq. ft**  
**(36.32 sq. m)**

**Shale Green, RH1**  
**Approx. Gross Internal Floor Area 753 sq. ft / 70.00 sq. m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.