woodlands

9 WOODLANDS CLOSE, MERSTHAM, SURREY, RH1 3FU
£600,000
FREEHOLD

Lovely detached home, in a quiet, cul de sac setting, with a car port, EV charging and three good size bedrooms.

Located on the edge of Merstham Village, yet still within easy reach of great schools and local shops, this spacious detached property is a real must see.

On the ground floor there is an entrance hall, with a door to a bright, dual aspect living space that has built in storage and double doors to an inner lobby with a downstairs WC. At the rear you have a superb kitchen/dining space, with a deep bay area and French doors to the rear garden. On the first floor there is a landing with a window to the side, airing cupboard and loft access. you have a well appointed family bathroom, and all three bedrooms will accommodate a double bed, with the principal bedroom benefitting from ample fitted wardrobe storage and an en-suite shower room.

Outside there is ample parking on the driveway and beneath the car port, with the added bonus of an EV charging point. To the rear there is a low maintenance lawn garden, with a patio area and a timber shed, as well as a gated side access from the car port.

As well as the excellent schools nearby, you are right on the national route 21 cycle way, that connect London to Eastbourne, and is a wonderfully picturesque journey. Just beyond the edge of Merstham you have Warwick Wold, which connects through to Chaldon and Caterham, and also the Historic village of Bletchingley is close by. Within Merstham there is a Co-op local, and a selection of food outlets, as well as a library and coffee shop. From Merstham station, there are mainline train services to central London and Gatwick, in addition to a short route to junction 8 of the M25 and the M23.

- **DETACHED HOUSE**
- **THREE BEDROOMS**
- **CAR PORT AND EV CHARGER**
- **SOLAR PANELS**
- **COUNCIL TAX BAND: E**
- **QUIET CUL DE SAC**
- **BATHROOM AND ENSUITE**
- **30FT GARDEN**
- **CLOSE TO SCHOOLS AND SHOPS**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL

INNER HALL
5'0 x 3'8 (1.52m x 1.12m)

CLOAKROOM
5'0 x 3'0 (1.52m x 0.91m)

LOUNGE
17'8 x 12'1 (5.38m x 3.68m)

KITCHEN/DINING ROOM
15'5 x 11'7 (4.70m x 3.53m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'3 x 9'9 (3.43m x 2.97m)

ENSUITE SHOWER ROOM
6'7 x 5'5 (2.01m x 1.65m)

BEDROOM TWO
10'0 x 8'1 (3.05m x 2.46m)

BEDROOM THREE
9'7 x 7'1 (2.92m x 2.16m)

FAMILY BATHROOM
6'11 6'3 (2.11m 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

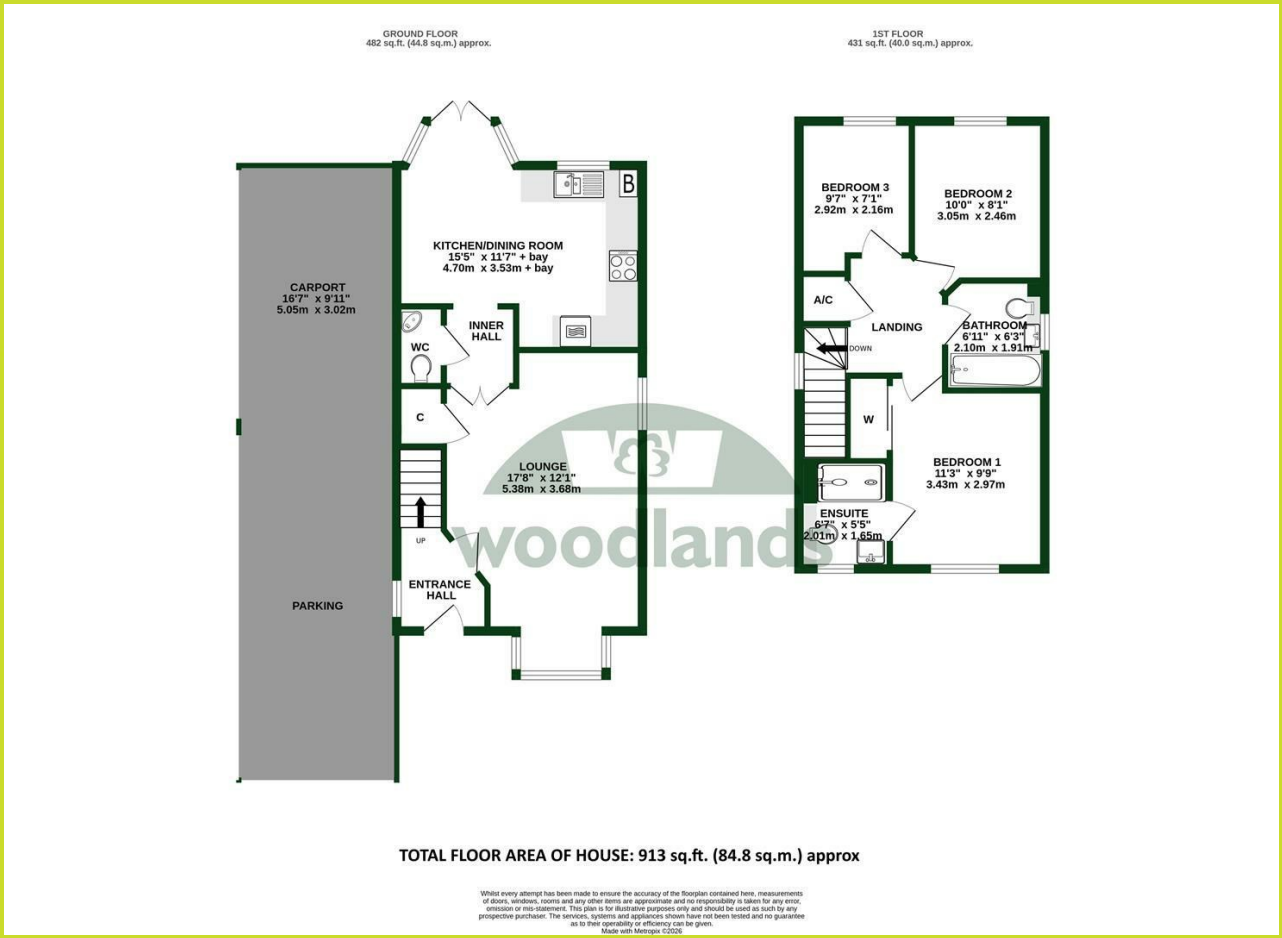
30FT REAR GARDEN

CAR PORT
16'7 x 9' (5.05m x 2.74m)

PARKING FOR TWO CARS

EV CHARGER

ESTATE CHARGE: CIRCA £650 PER ANNUM



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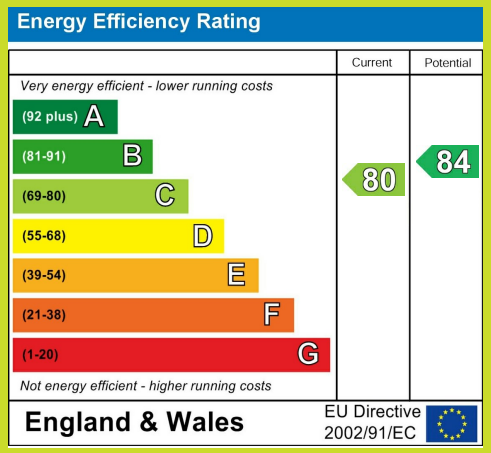

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