



OVER 60?

Secure this property
for up to **59% less!**

Price

£650,000

Freehold

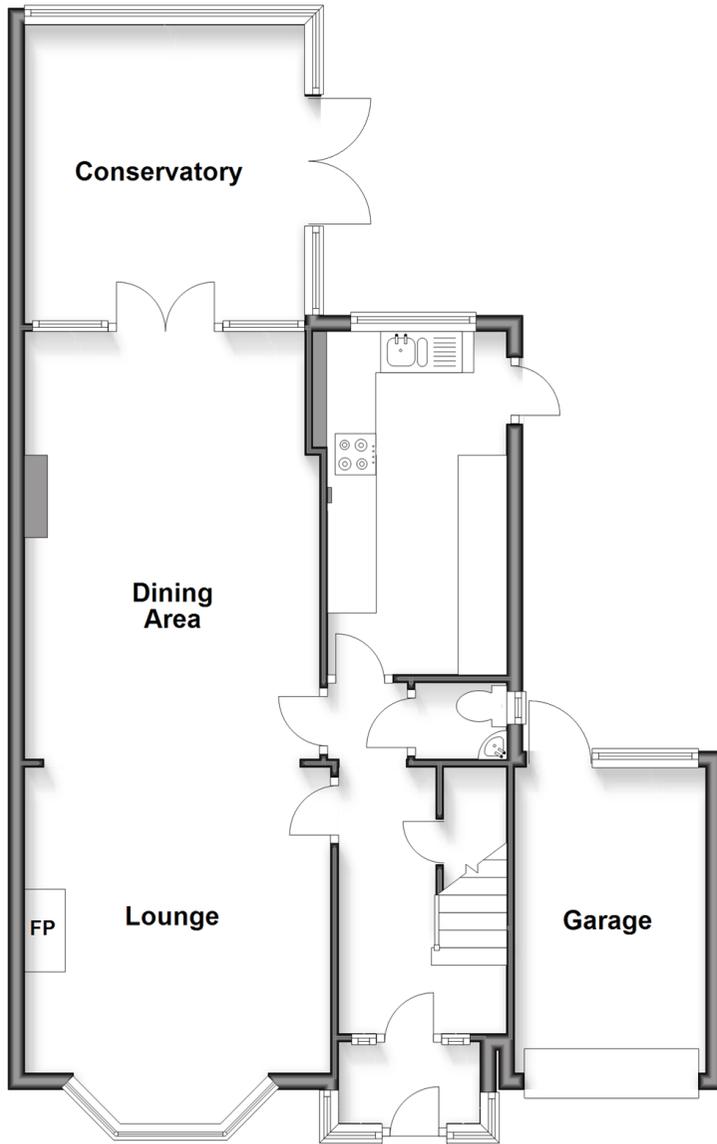
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**Orpin Road, Merstham,
Redhill, Surrey, RH1**

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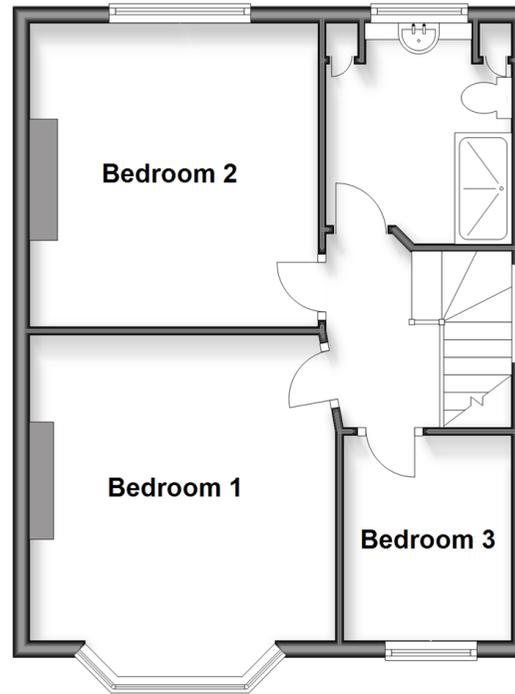
Ground Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Outbuilding

Approx. 4.1 sq. metres (44.0 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hallway

Kitchen: 13'6 x 7'6 (4.12m x 2.29m)

Lounge: 13'6 x 12'0 (4.12m x 3.66m)

Dining Area: 12'2 x 11'10 (3.71m x 3.61m)

Conservatory: 11'10 x 10'9 (3.61m x 3.28m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'7 x 12'0 (4.14m x 3.66m)

Bedroom 2: 12'1 x 11'7 (3.69m x 3.53m)

Bedroom 3: 8'7 x 7'0 (2.62m x 2.14m)

Shower Room: 8'9 x 7'0 (2.67m x 2.14m)

OUT BUILDING

Office

OUTSIDE

Driveway

Rear Garden

Garage



Main features

- Detached family home positioned on one of Merstham's most sought-after roads
- Large private driveway with ample parking and garage
- Impressive rear garden with vibrant flower beds, winding path to summer house and additional storage space
- Refurbished family bathroom featuring a modern walk-in shower

Nearest Schools

Primary Schools: Lime Tree Primary 0.1 miles, Merstham Primary 0.5 miles, Furzefield Primary 0.8 miles

Secondary Schools: St Nicholas School 0.4 miles, Woodfield School 0.6 miles, The Warwick School 0.9 miles

Transport Information

Train Stations: Merstham 0.7 miles, Redhill 1.1 miles, Earlswood 2.0 miles

Address

Orpin Road, Merstham, Redhill, Surrey, RH1

Directions

For directions to this property please contact us.



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Call Redhill Branch 01737 778866 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(65) POTENTIAL: C(71)

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