



10 All Saints Gardens, Merstham, RH1 3GE
Asking Price £675,000

**** GATED DEVELOPMENT **** A four bedroom modern property with accommodation set over three floors and offered to the market with 18' x 10 sitting room, 18' x 11 kitchen/dining room, family bathroom, study/bedroom 4, 16' x 11 main bedroom with en-suite shower room, two allocated parking spaces and front and rear gardens. Merstham Village offers an Ofsted outstanding Primary School and mainline station providing good commuter links to London, Gatwick and the South coast. The M23/25 can be accessed at Junction 7, the Hooley Interchange with good motorway links to London and the surrounding areas and nearby Redhill town centre offers more comprehensive amenities including a good choice of shops, bars and restaurants.

The property is approached via private gate
With entry-phone system, electronic gates, driveway leading to number 10.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Wood style flooring, radiator, stairs leading to first floor landing, understairs storage, down-lighters, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC with concealed cistern, front aspect Upvc double glazed window, inset wash hand basin with chrome style mixer tap and tiled splash-back, medicine cabinet, tiled floor, extractor fan, down-lighters.

SITTING ROOM 18'3 x 10'9 (5.56m x 3.28m)

Rear aspect Upvc double glazed patio doors giving access to patio and rear garden, radiator, power points, down-lighters, media point.

KITCHEN/DINING ROOM 18'7 x 11'1 (5.66m x 3.38m)

Continuation of wood style flooring, front aspect Upvc double glazed bay window, a range of wall mounted and base level units in Shaker style, granite work surface, sink with mixer tap, integrated double oven/microwave, integrated dishwasher, integrated washer/dryer, integrated wine cooler, integrated 5 ring gas hob with extractor hood over, cupboard housing boiler, concealed lighting, power points, tiled walls, down-lighters, breakfast bar.

STAIRS LEADING TO FIRST FLOOR LANDING

Door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC with concealed cistern, inset wash hand basin with chrome style mixer tap, tiled enclosed bath with centre drainer, separate shower, tiled walls, tiled floor, front aspect Upvc double glazed window, wall mounted medicine cabinet, down-lighters, extractor, chrome heated towel rail.

BEDROOM 2 11'5 x 10'7 (3.48m x 3.23m)

Front aspect Upvc double glazed window, radiator, power points. power point with USB point, double fitted wardrobe with mirror-glide doors.

BEDROOM 3 13'0 x 9'10 (3.96m x 3.00m)

Rear aspect Upvc double glazed window, radiator, power points, power point with USB point, fitted wardrobe with mirror-glide doors.

STUDY/BEDROOM 4 9'6 x 8'5 (2.90m x 2.57m)

Rear aspect Upvc double glazed window, radiator, wood style flooring, power points.

STAIRS LEADING TO SECOND FLOOR LANDING

Storage cupboard, door to:

MAIN BEDROOM 16'3 x 11'11 (4.95m x 3.63m)

Rear aspect Upvc double glazed window, radiator with cover and window seat, double fitted wardrobe with mirror-glide doors, down-lighters, power points, door to:

EN-SUITE SHOWER ROOM

A three piece suite comprising low level WC with concealed cistern, inset wash hand basin with chrome-style mixer tap, separate shower cubicle, tiled walls, tiled floor, chrome heated towel rail, extractor fan, down-lighters, Velux sky-light window, centre light.

OUTSIDE

REAR GARDEN

Area of patio, area of decking, level lawn, mature shrubs and flower borders, outside lighting, outside power point.

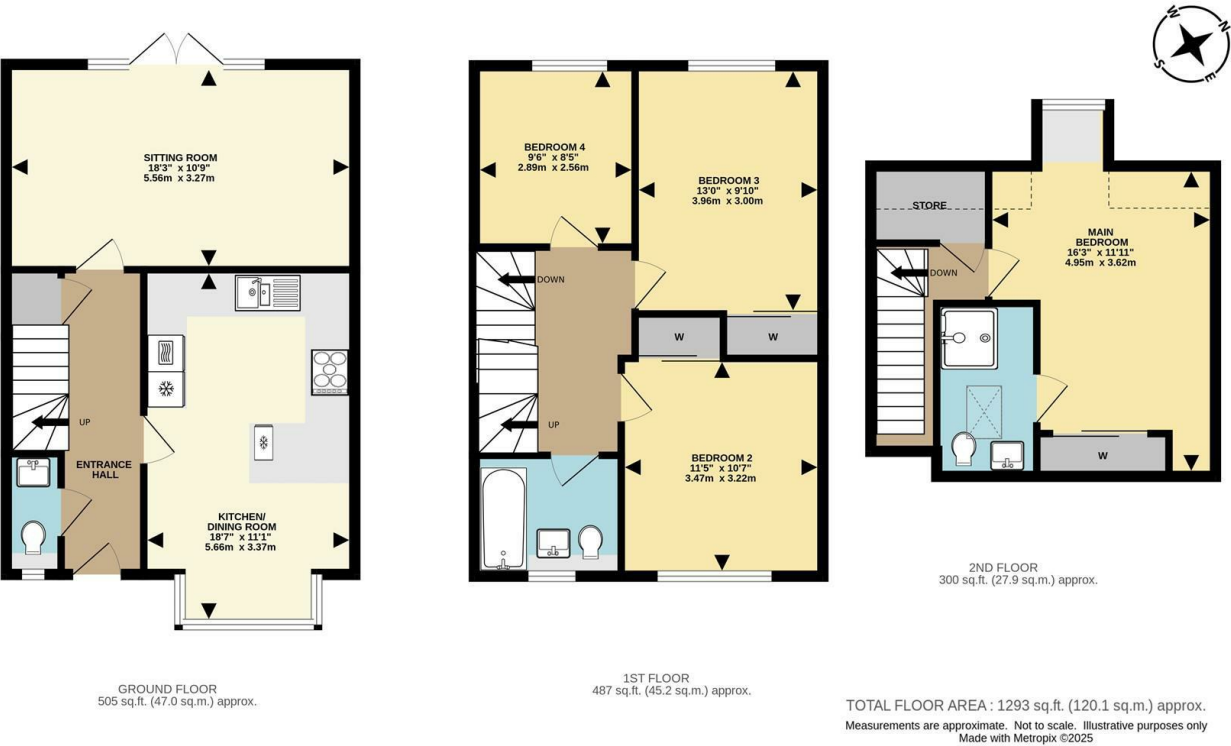
FRONT GARDEN

Pathway leading to front door, electric car charger point.

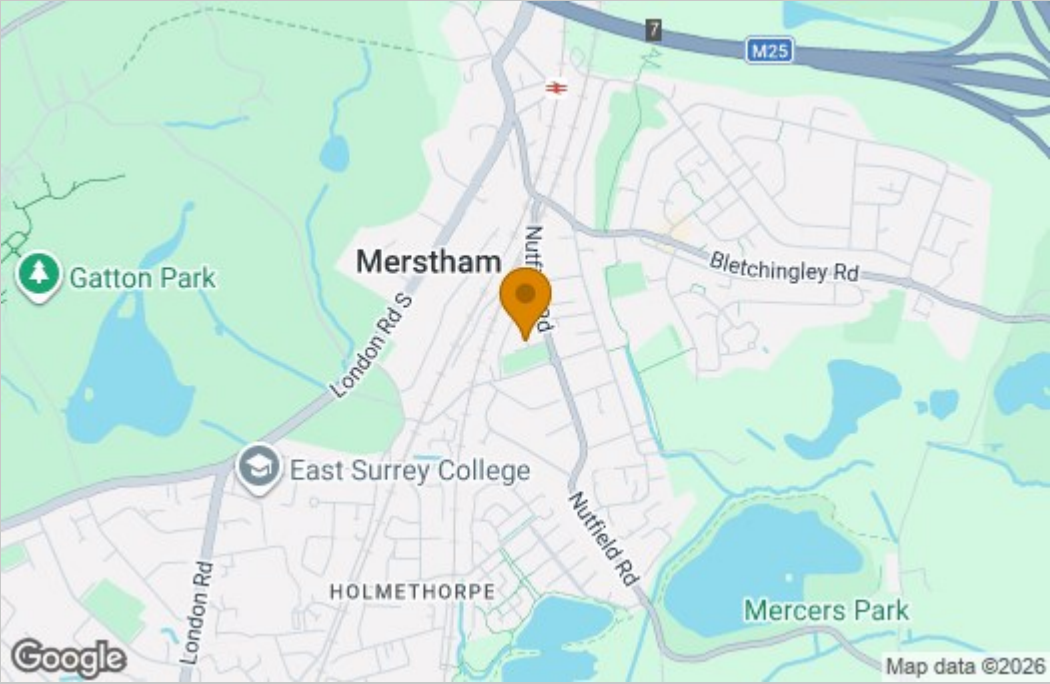
TWO ALLOCATED PARKING SPACES

COUNCIL TAX BAND E

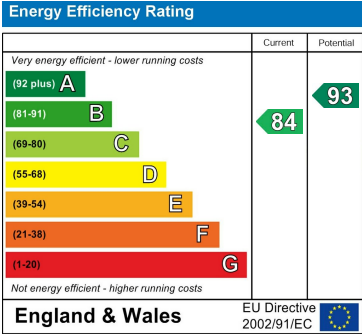
Floor Plan



Area Map



Energy Efficiency Graph



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