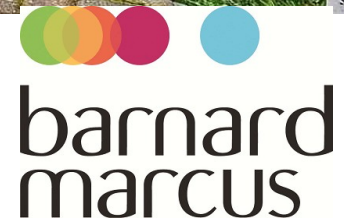




barnard marcus

Orpin Road, Merstham Redhill RH1 3EZ

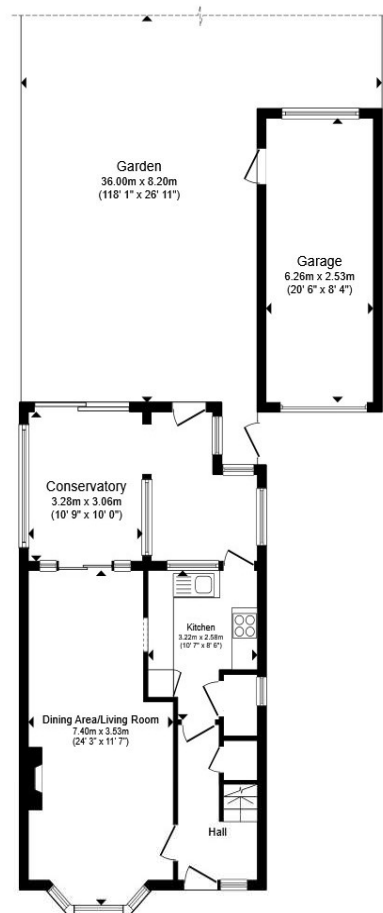


welcome to

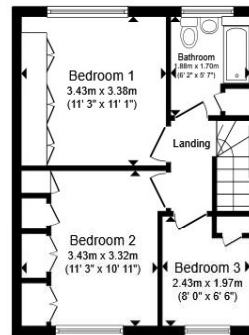
Orpin Road, Merstham Redhill

Located in a very popular road for young and mature familiar 'Orpin road', is one those roads they just don't build any more. With an awesome level and long plot, to a well-maintained house that just needs an aesthetic makeover inc. decor, kitchen, and bathroom. This house does have scope to extend, and the loft is convertible.





Ground Floor



First Floor



Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Orpin Road, Merstham Redhill

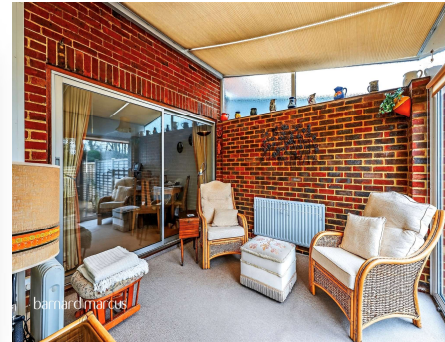
- Three-bedroom semi-detached family home located in very popular family road with large garden
- First time on the market since 1957 (when built)
- Large rear gardens over 130 feet long. Off road parking and attached garage
- Extended living space inc Conservatory and rear Kitchen lobby
- Merstham local shops within a few minutes' walk and Merstham Station 10 minutes away

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£500,000



view this property online [barnardmarcus.co.uk/Property/RDH103919](https://www.barnardmarcus.co.uk/Property/RDH103919)



Property Ref:
RDH103919 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property