

Kennedys'

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Hoath Cottage, Harps Oak
Lane
Merstham
RH13AN

Aspacious four-bedroom semi-detached property located in Merstham, providing versatile living space including multiple reception areas and a study, conveniently positioned for transport links and well-regarded schools.

£599,950



- Four bedroom semi-detached home
- Kitchen/breakfast room
- Study/home office

- 1,335 sq ft of well-proportioned accommodation
- Double aspect living room
- Sort after village location



PROPERTY DESCRIPTION

Located in the ever-popular village of Merstham, within the highly sought-after borough of Reigate and Banstead, this beautifully presented semi-detached home offers spacious and versatile accommodation, ideal for families and commuters alike. Extending to approximately 1,335 sq ft, the property provides well-balanced living space arranged over two floors.

The ground floor comprises a welcoming entrance hall leading into a generous dual-aspect lounge. To the rear, a bright and well-proportioned kitchen/breakfast room offers ample space for dining. A further reception room currently arranged as a dining room or fourth bedroom which adds valuable flexibility. The ground floor is completed by a convenient WC, inner hall and porch

Upstairs, the first floor offers three well-sized bedrooms, all arranged off a central landing. The principal, second and third bedrooms provide comfortable double accommodation. A separate study provides an excellent work-from-home solution. The family bathroom is well positioned and serves all bedrooms.









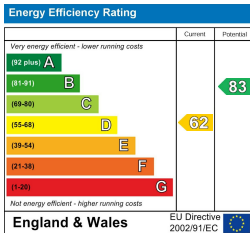
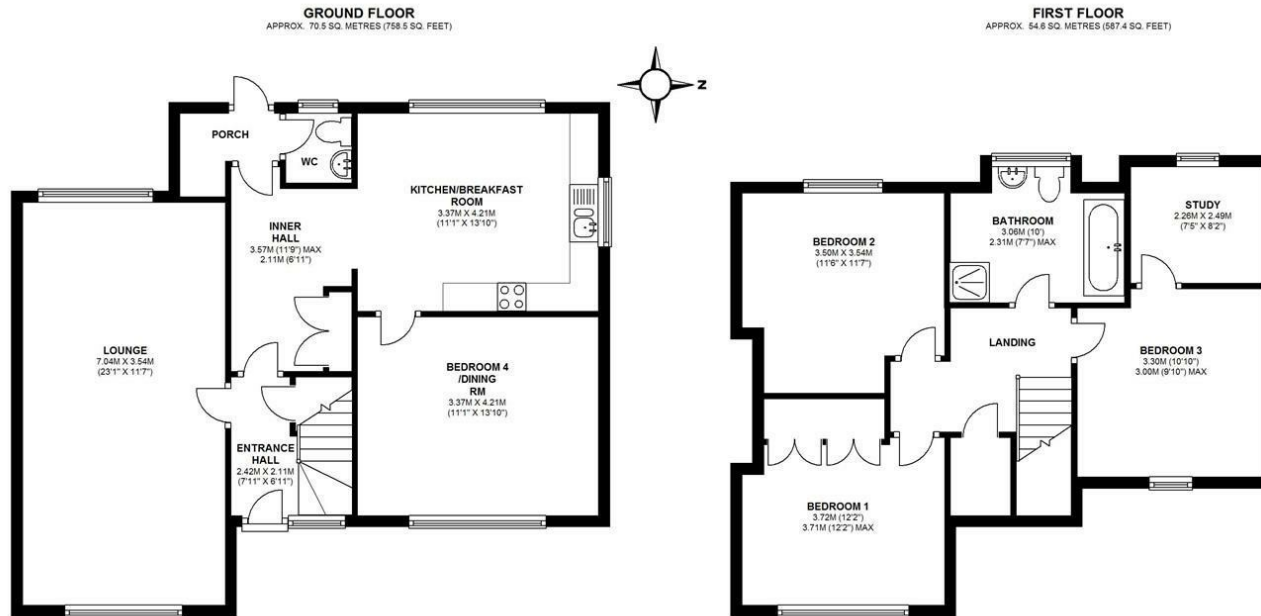
PROPERTY DESCRIPTION

Externally, the property enjoys a peaceful residential setting while remaining within easy reach of local amenities.

The village of Merstham lies a stone's throw away from Reigate and Redhill. The village has a GP surgery, a nursery and four primary schools, one of which has recently opened, Lime Tree Primary School, plus a soon to be a new secondary school. Some lovely independent shops and eateries such as Pizza Project Café, serving authentic Italian, wood-fired pizzas, fresh pastries, and artisan coffee. There is a much-loved Quality Street summer fair held annually with traditional stalls and events. Also known for its much loved cricket club. Merstham provides excellent travel links to both London Victoria and London Bridge in just 35 minutes, not to mention, easy access to the M23, M25 and Gatwick Airport.

This is a fantastic opportunity to acquire a substantial and flexible home in a well-connected yet tranquil location.

If you would like to book a viewing or would like more information please get in touch with one of our sales team on 01737817718 (option 1)



TOTAL AREA: APPROX. 125.0 SQ. METRES (1345.9 SQ. FEET)

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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: C

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