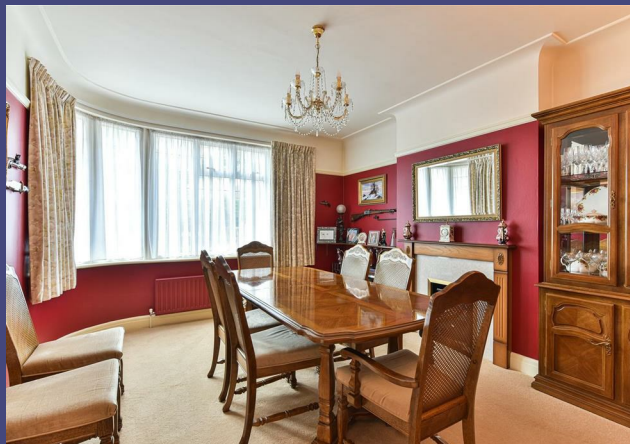
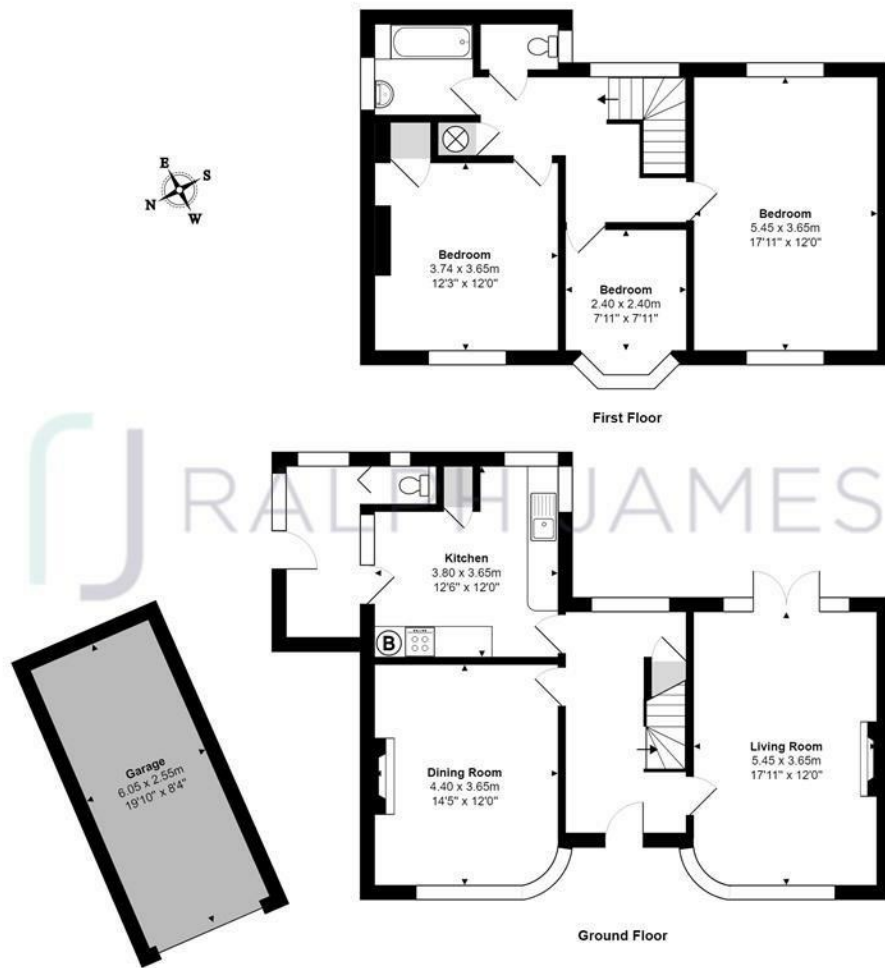


London Road South  
Merstham  
Surrey  
£700,000



RALPH JAMES

# FLOOR PLANS



London Road South, Redhill

Total Area: 127.1 m<sup>2</sup> ... 1368 ft<sup>2</sup> (excluding garage)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



## IN A NUTSHELL



Beautifully kept large garden



Separate spacious living / dining rooms



Large kitchen & separate utility room



Three bedrooms



Family bathroom & downstairs W/C



Drive driveway & single garage





# WHAT'S GREAT?

This delightful double fronted art deco style house is situated in the popular village Merstham, with its mainline train station only a 5-minute walk away along with a selection of little local shops where you can grab any essentials.

You approach a large driveway with plenty of parking for several cars, and a detached garage to the side of the property. You step into the large spacious hallway where you've plenty of room to add in any additional storage along with the storage under the stairs where you can keep things tidied away. To your right is the living room, it's large window and rear patio doors allow natural light to flood the room and really open up the space. There's plenty of room to add in some comfortable sofas for you to relax on after a long day and the fireplace creates a focal point really bringing the room together. To the left of the property is the dining room, another generously sized space with large windows, ideal for the family dinners and entertaining guests.

At the rear is the kitchen, there's plenty of cupboard space so you can make the most of the worktop for creating some delicious recipes and the larder gives you even more space to keep your kitchen gadgets. Through to the utility room where you can store your washing machine and other bits you would rather keep hidden! The house has huge potential to create open plan living space on the ground floor with opportunity to extend to the rear (STP).

Upstairs you'll find two large double bedrooms and a guest room, the master bedroom feels really spacious and offers great views of the stunning garden and plenty of space to add in your own personal touch. The second bedroom has more than enough room for a double bed and some large storage.

This house provides the ideal opportunity for a family to come and create their dream home in a peaceful yet central location.





Thomas likes it  
because....

"When I first viewed this property, you could immediately see why the current owners have loved their home and enjoyed every minute here. Having lived here over 20 years, the house is still full of character, space and in a sought after location! There is so much potential to modernise, extend (STPP) and to create your very own family home."

## SELLER'S SECRET

"We purchased this property 33 years ago, just loved the look of the house, it has been a great family home with plenty of space in the garden for the children to play, and also hold family functions, the whole garden is floodlit so evening functions are possible, the two primary schools nearby are ideal for a young family plus a main line train station serving London Victoria and London Bridge just 6 minutes walk away, great if you commute to London."

## CLOSE TO HOME

Merstham Station 0.3m

Local Shops 0.3m

Merstham Primary 0.2m

Lime Tree Primary 0.5m

St Bedes School 1.2m

M25 2.6m

Redhill Town 1.8m

Redhill Station 1.7m

East Surrey Hospital 3.4m

Gatwick Airport 8.6m

To buy or not to buy...

RALPH JAMES



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