



## **Endsleigh Road, Merstham, RH1 3LX**

**Asking Price: £279,950**    Share of Freehold

A stunning two bedroom first floor apartment with two en suite shower rooms located within walking distance to Merstham mainline train station. This property is approximately 700 square feet and has been restored and upgraded to an impeccable standard by the current owners, boasting a substantial loft storage area, a spacious kitchen/breakfast/living room and two large double bedrooms. Merstham Village offers local shops, amenities and bus routes serving Redhill town centre and the M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.

**\*NO ONWARD CHAIN\*    \*50% SHARE OF FREEHOLD\***



**Endsleigh Road, Merstham, RH1 3LX**

**OWN DOUBLE GLAZED FRONT DOOR**

**STAIRS LEADING TO FIRST FLOOR LANDING**

Radiator, power points, down-lighters with LED lights, access to loft via hatch with wooden pull-down ladder, loft is part boarded with light and ample storage, door to:

**MAIN BEDROOM**

*3.53m (11' 7") x 3.40m (11' 2")*

Front aspect Upvc double glazed sash windows, double radiator, power points, further power point with USB point, down-lighters with LED lights, TV aerial point, telephone point, double fitted wardrobe with media point, hanging rail and shelving over, door to:

**EN-SUITE SHOWER ROOM**

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level w.c., shower cubicle with Aqualisa shower and Monsoon style shower head, tiled walls, tiled floor, wall mounted heated towel rail, full height fitted cupboard with shelving, down-lighters with LED lights, extractor fan, wall mounted mirror.

**BEDROOM 2**

*3.30m (10' 10") x 2.95m (9' 8")*

Side aspect Upvc double glazed window, sky-light Velux window, radiator, power points, further power point with USB points, TV aerial point, telephone point, down-lighters with LED lights, door to:

**EN-SUITE SHOWER ROOM**

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level W.C., shower cubicle, tiled floor, tiled walls, wall mounted heated towel rail, extractor fan, down-lighters with LED lights, wall mounted mirror.

**SITTING ROOM**

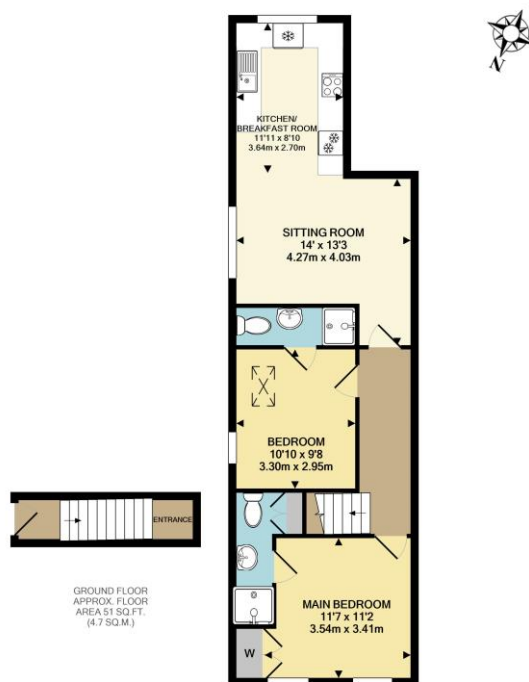
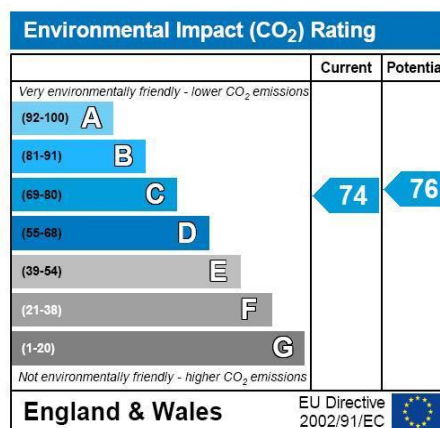
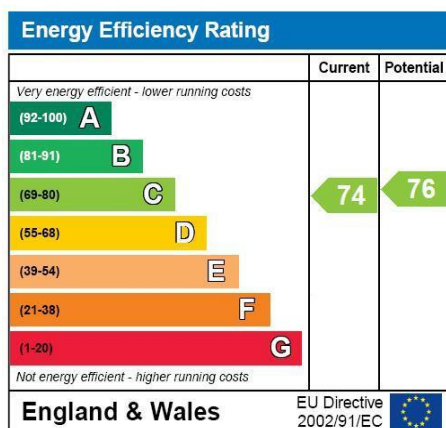
*4.27m (14' 0") x 4.04m (13' 3")*

Side aspect Upvc double glazed window, radiator, power points, wall mounted thermostat, down-lighters with LED lights, smoke alarm, media point, telephone point, further power points, Karndean wood style flooring, opening to:

**KITCHEN/BREAKFAST ROOM**

*3.63m (11' 11") x 2.69m (8' 10")*

Fitted with a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated washer/dryer, integrated dishwasher, integrated fridge and integrated freezer, integrated Bosch electric oven with Bosch ceramic hob, extractor hood over, power points, further power point with USB point, cupboard housing combi boiler, rear aspect Upvc double glazed window, down-lighters with LED lights, smoke alarm, carbon monoxide alarm.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

**THOMAS & MAY**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Crossroads Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Crossroads Residential Limited trading as Thomas & May or the vendors.

Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Crossroads Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission