



Battlebridge Lane, Merstham, RH1 3LH

Asking Price: £534,950 Freehold

A larger than average three bedroom Edwardian style semi detached property offering three reception rooms, garage, off street parking for four/five vehicles and front and rear gardens. The area offers local shops and amenities and Merstham Railway station which provides commuter links to London, Gatwick and the South coast. The Lime Tree Primary School is within a short walk from the property and nearby Redhill town centre offers more comprehensive shopping facilities and restaurants. The M23/25 can be accessed at the Hooley Interchange Junction 7 providing good motorway connections to the surrounding areas and nearby Redhill town centre offers more comprehensive shopping facilities and restaurants.



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COVERED ENTRANCE

Leading to:

FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor landing, dado rail, coved ceiling, picture rail, power points, wood style flooring, thermostat for heating, further panelled radiator, understairs storage cupboard, door to:

LOUNGE

4.37m (14' 4") x 3.96m (13' 0")

Front aspect Upvc double glazed windows overlooking front garden, double radiator, feature fireplace with wooden surround, picture rail, coved ceiling, wall mounted lights, dado rail, power points, TV aerial point.

KITCHEN

3.66m (12' 0") x 3.18m (10' 5")

Rear aspect Upvc double glazed window, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, integrated oven and grill, integrated 4 ring gas hob, space for fridge/freezer, power points, coved ceiling, boiler, side aspect glazed door leading to:

UTILITY ROOM

4.04m (13' 3") x 2.03m (6' 8")

Windows to front, rear and side aspects, doors to front and rear, space and plumbing, power points.

DINING ROOM

3.96m (13' 0") x 3.51m (11' 6")

Rear aspect glazed door giving access to conservatory, radiator, wood style flooring, power points, coved ceiling, wall mounted lights, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., vanity unit with inset wash hand basin, chrome style heated towel rail, side aspect Upvc obscured double glazed window, tiled walls, down-lighters,

CONSERVATORY

2.08m (6' 10") x 4.95m (16' 3")

Overlooking rear garden with double glazed sliding patio doors giving access to patio and rear garden, rear aspect double glazed window, radiator, power points, wall mounted light.

STAIRS LEADING TO FIRST FLOOR LANDING

Radiator, dado rail, picture rail, access to loft via hatch, airing cupboard, door to:

MASTER BEDROOM

3.66m (12' 0") x 5.16m (16' 11")

Front aspect Upvc double glazed window, radiator, power points, coved ceiling, fitted wardrobe with hanging rail and shelving.

BEDROOM 2

3.73m (12' 3") x 3.23m (10' 7")

Rear aspect Upvc double glazed window, radiator, power points, coved ceiling, fitted wardrobes with sliding doors.

BEDROOM 3

2.87m (9' 5") x 3.48m (11' 5")

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling, fitted wardrobe.

FAMILY BATHROOM

A white three piece suite comprising low level w.c., vanity unit with inset wash hand basin, moulded bath with chrome style mixer tap and shower attachment, down-lighters, extractor fan, tiled floor, tiled walls, side aspect obscured double glazed window, medicine cabinet, shaver point, chrome heated towel rail.

OUTSIDE

REAR GARDEN

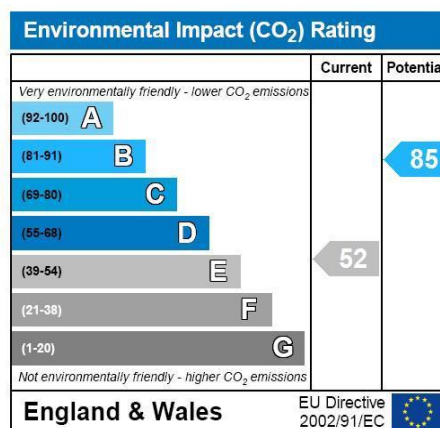
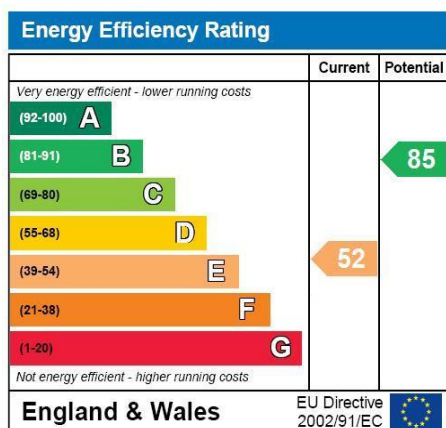
Area of block paved patio, lawn, side access, mature shrubs and hedging.

FRONT GARDEN

Block paved driveway providing OFF STREET PARKING for several vehicles, area of lawn, mature shrubs and flower borders, pathway to front door, outside water tap, panelled fencing.

SINGLE GARAGE

With wooden doors.



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