



Flat 2 2 Endsleigh Road, Merstham, RH1 3LX
Asking Price £245,000

A one bedroom ground floor apartment offered to the market with NO ONWARD CHAIN, own rear garden, garden studio, off street parking, sitting room with patio doors opening to garden, integrated kitchen and shower room. The area offers a local Co-op Supermarket, the Merstham Community hub and bus routes serve nearby Redhill town centre which offers further amenities, shops and restaurants. The M23/25 can be accessed at the Hooly interchange Junction 7 or Reigate Junction 8 providing good links to London and the surrounding areas. Merstham mainline railway station is within walking distance with good commuter services to London, Gatwick and the South Coast.

DOUBLE GLAZED FRONT DOOR

Giving access to:

SITTING ROOM 13'11 x 13'3 (4.24m x 4.04m)

Wood style flooring, side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, radiator, power points, down-lighters, wall mounted lights, media point, archway to kitchen.

HALLWAY

Leading to kitchen, bedroom and shower room.

KITCHEN 13'11 x 5'7 (4.24m x 1.70m)

A range of wall mounted and base level units, tiled top work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, integrated electric oven with electric hob, power points, side aspect Upvc double glazed window, down-lighters, space for fridge/freezer, radiator.

SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, double width shower, part tiled walls, radiator, wall mounted light with shaver point, side aspect obscured Upvc double glazed window.

INNER LOBBY

Understairs cupboard/store, wall mounted control panel for heating, door to:

BEDROOM 13'11 x 11'7 (4.24m x 3.53m)

Front aspect Upvc triple glazed window, wood flooring, two double panelled radiators, power points, dimmer switch, TV aerial point, media point, stairs leading down to:

CELLAR 11'0 x 7'2 (3.35m x 2.18m)

With lighting.

OUTSIDE

OWN REAR GARDEN 25'10 x 13'11 (7.87m x 4.24m)

Own patio, mainly laid to lawn with mature shrubs and flower borders, access to:

GARDEN STUDIO/POTENTIAL HOME OFFICE 13'11 x 11'7 (4.24m x 3.53m)

Front aspect glazed windows.

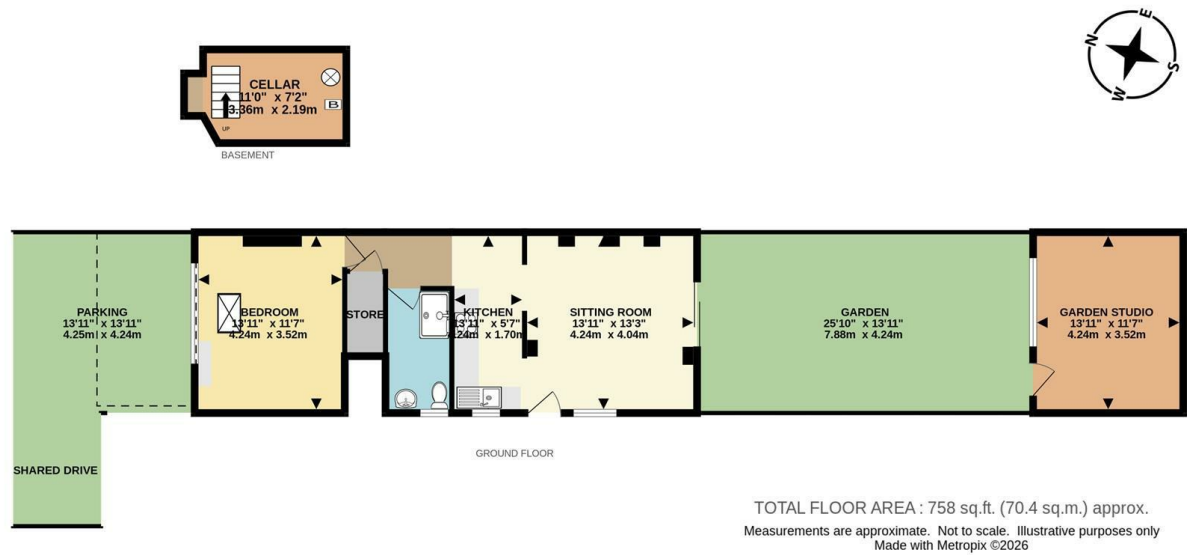
SHINGLED OFF STREET PARKING AREA 13'11 x 13'11 (4.24m x 4.24m)

To side of property.

COUNCIL TAX BAND B

LEASE: 999 years from 2026

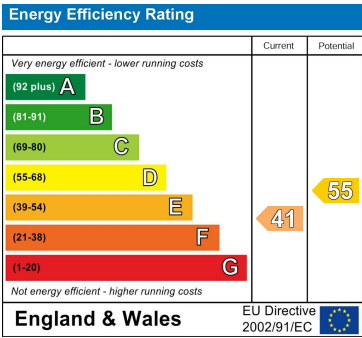
Floor Plan



Area Map



Energy Efficiency Graph



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