



37 Malmstone Avenue, Merstham, Redhill, RH1 3ND

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ESTATE AGENTS

This attractive family home has been significantly extended to create a superb combination of contemporary design, versatile living space and spacious family accommodation arranged over three floors.

The ground floor features an entrance porch and welcoming entrance hall. To the front is an elegant living room, complete with feature fireplace and plantation shutters, while to the rear is a well-appointed kitchen with white cabinetry, decorative splashback tiling, a large storage cupboard and integrated appliances including dishwasher and fridge/freezer, as well as free standing range cooker.

The true heart of the home is the impressive conservatory, which provides an expansive family and



dining space and connects seamlessly with the kitchen via bi-fold doors. Benefiting from gas central heating and a cosy roof, it provides a comfortable and versatile space that can be enjoyed throughout the year, while French doors open directly onto the rear patio.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, finished with floor-to-ceiling tiling, under-sink storage and a large quadrant shower. Occupying the upper floor, the loft-converted fourth bedroom provides a peaceful private retreat, complemented by extensive fitted wardrobes, useful eaves storage and a well-appointed ensuite bathroom.

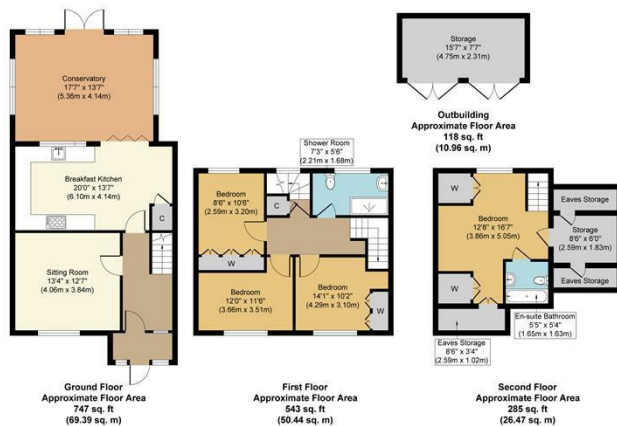
Externally, this freehold home benefits from a private driveway providing off-road parking for two vehicles, together with convenient side access to the rear garden. Designed with both relaxation and entertaining in mind, the landscaped garden features a generous patio, a raised rear decked terrace and useful external storage with power and lighting. There are also external power points and water supply.

Merstham is a thriving Surrey village nestled at the foot of the North Downs, offering an excellent balance of village charm, beautiful open countryside and outstanding connectivity.

Offers In Excess Of £515,000



Floor plan



Malmstone Avenue, RH1
Approx. Gross Internal Floor Area 1575 sq. ft / 146.30 sq. m
(Excluding Outbuilding/Eaves Storage)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Internal Area: 1575.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

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