



MANOR ROAD, MERSTHAM, SURREY RH1

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

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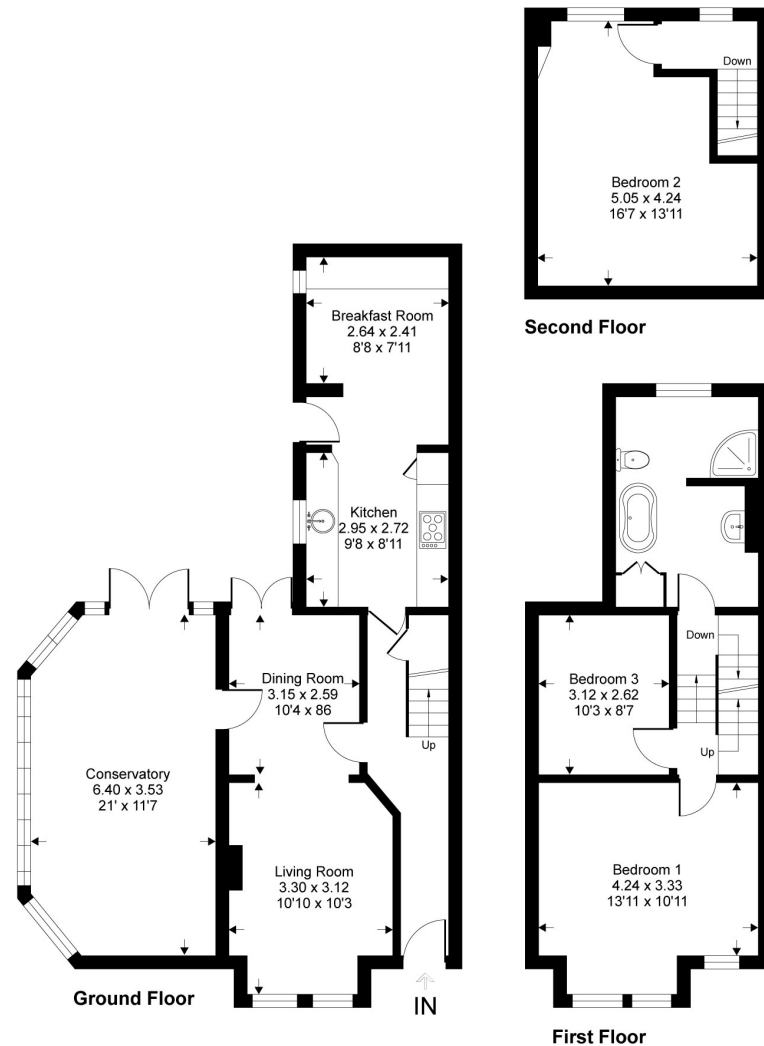


- Three Bedrooms
- Stunning through lounge / diner
- Loft bedroom with far reaching views
- Exceptionally large conservatory
- Kitchen breakfast room
- Impressive family bathroom
- Private driveway for two cars
- Scope for further expansion

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Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft



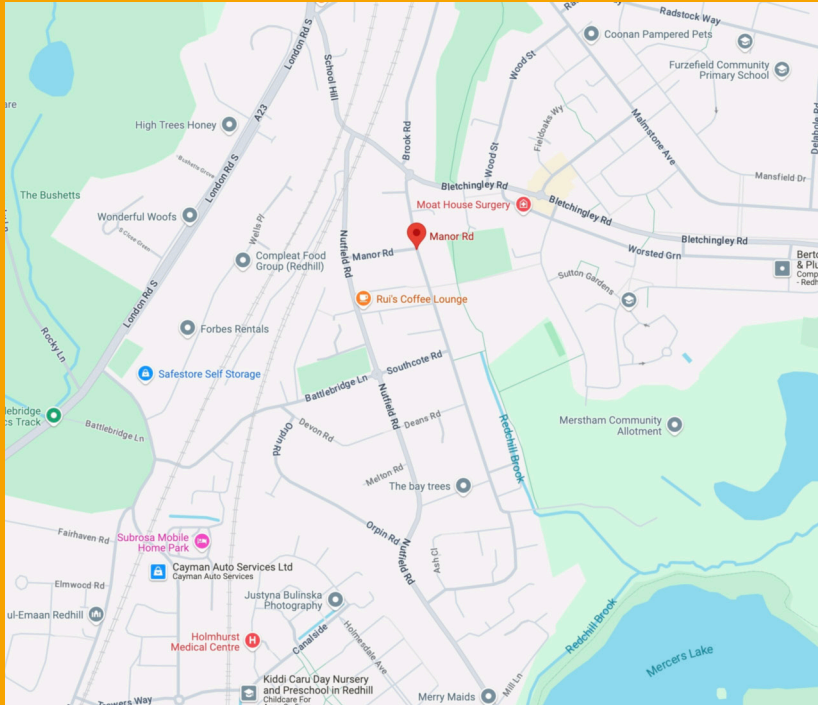
We, at Hound and Porter, are very excited to be able to present to you this gorgeous three bedroom semi detached period property. Situated in a fabulous location, in the heart of Merstham, this property combines character, charm, light and flexible accommodation. The gorgeous, double aspect, through lounge diner, with bay window and doors to garden, is the perfect space the relax and unwind or entertain friends and family. From here, you have access to the exceptional conservatory, providing an extension to your living space. Alternatively, a great space for a play room, home gym or home office.

The kitchen diner, with range cooker, doors to garden and complete with utility area, offers all you can ask for. Head on up and, on the first floor, you'll find the very generous, elegant and chic, double bedroom spanning the whole width of the house. There is also another bedroom, currently used as a nursery, with views over the garden. Then there is the oversized family bathroom, with roll top bath and separate shower cubicle. Up again to an impressive loft bedroom, with far reaching views across the rooftops and hills, with the benefit of eaves storage. Outside, the garden is wider than most in the area, with dedicated patio, lawn, shed with power and a private driveway for two cars.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

Nearby there are some lovely green spaces, including Mercers country park. You have a Tesco express within walking distance, as well as mainline train services available from Merstham station. Redhill town centre can be found around a mile and a quarter from the property, and offers a great range of shops and amenities, including a multi screen cinema and leisure complex, extensive additional transport links, and the Belfry shopping centre.

ADDITIONAL INFORMATION

Reigate and Banstead Borough Council
Council Tax Band D
£2,349.00 per annum.



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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