



**DUNDREY CRESCENT,** MERSTHAM, REDHILL, SURREY, RH1

**£489,950**

FREEHOLD

**Winkworth**









## DUNDREY CRESCENT

MERSTHAM, REDHILL, SURREY, RH1

**THIS DELIGHTFUL FOUR BEDROOM  
END OF TERRACE HOUSE HAS BEEN  
EXTENDED AND MODERNISED  
THROUGHOUT, WITH A NEW PURPOSE  
BUILT STUDIO/HOME OFFICE IN THE  
LANDSCAPED REAR GARDEN.**

Situated in a popular residential location within walking distance of local shops and amenities, Furzeffield Primary School, and also Merstham Park Secondary School. Merstham mainline railway station is also within three quarters of a mile providing excellent links to London, Gatwick, and the South Coast.



## DUNDREY CRESCENT

MERSTHAM, REDHILL, SURREY, RH1

This beautifully presented three/four bedroom house has been extended and really must be viewed to be appreciated.

The ground floor briefly comprises; entrance porch, bright and spacious living room, which leads into a superb open plan kitchen/dining area with a modern fitted kitchen including some integrated appliances, and french doors opening into the garden. There is also a useful large under-stairs cupboard, and a modern cloakroom.

Stairs rise to the first floor which offers a generous principal bedroom, a second double bedroom with fitted wardrobes, a modern bathroom and the 4th bedroom which is used as a study. The second floor provide another double bedroom and access to the large amount of eaves storage.

The fabulous hard landscaped rear garden is south east facing and low maintenance. At the end of the garden is the purpose built studio or home office which is brand new and has its own shower room and kitchen area.

All in all a lovely family home in a





## BANSTEAD OFFICE

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### AT A GLANCE...

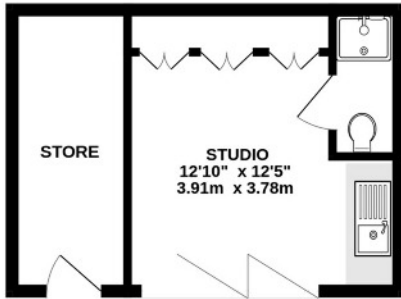
- Entrance Porch
- Living Room - 14'0" x 13'5"max (4.27m x 4.08m)
- Kitchen - 10'6" x 7'9" (3.21m x 2.36m)
- Dining Room - 15'8" x 12'1" (4.78m x 3.68m)
- Bedroom 1 - 12'10" x 9'9" (3.91m x 2.97m)
- Bedroom 2 - 12'8" x 9'1" (3.86m x 2.76m)
- Bedroom 3 - 9'10" x 8'8" (3.00m x 2.64m)
- Bedroom 4/Study - 8'0" x 7'5" (3.56m x 2.26m)
- Bathroom
- Studio/Home Office - 12'10 x 12'5" (3.91m x 3.78m)
- Store Room
- Rear Garden - 52' (15.85m)
- Council Tax Band - D





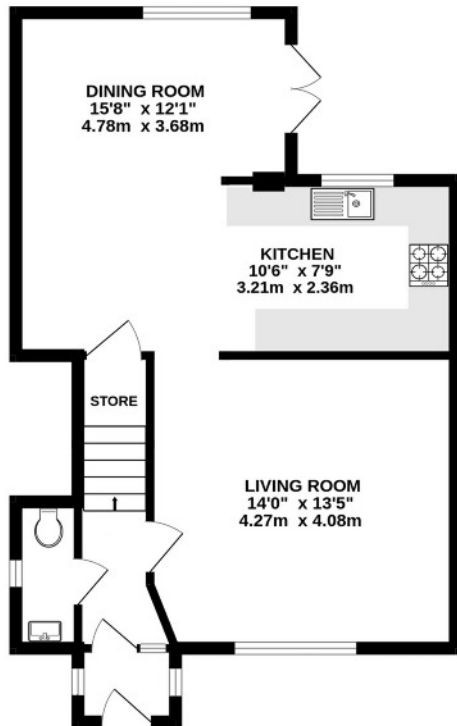




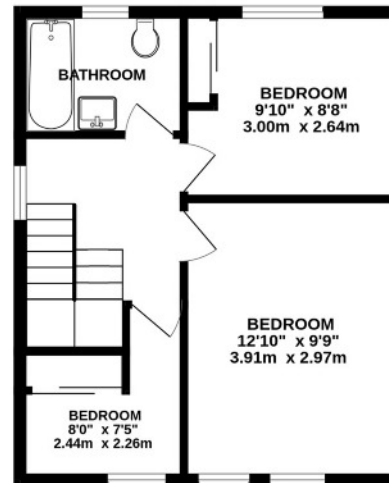


**Dundrey Crescent, Merstham, Redhill RH1 3NY**  
 INTERNAL FLOOR AREA (APPROX.) 1425 sq ft/ 132.38 sq m  
 Including External Studio  
 Garden extends to 52' (15.85m) approx.

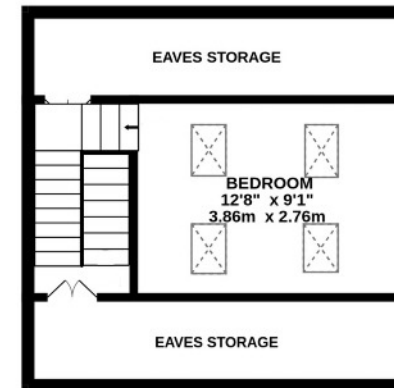
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



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