



47



**47 TAYNTON DRIVE, MERSTHAM, SURREY, RH1 3PX**  
**£375,000**

**\*\*\* PROPERTY VISIT AVAILABLE \*\*\***

**SPACIOUS TERRACED HOUSE PRESENTED IN EXCELLENT CONDITION WITH A 75FT GARDEN AND REAR DRIVEWAY CLOSE TO LOCAL SHOPS AND SCHOOLS.**

Located in the popular Merstham area, close to shops, schools and numerous transport links, you will find this well presented three bedroom house.

On the ground floor there is pitched roof storm porch and a front door to a large entrance hall. At the front is a living room with a double glazed window, to the rear is an open plan kitchen/breakfast room with a WC under the stairs and doors through to a double glazed conservatory that overlooks the garden. On the first floor you have a landing, three great size bedrooms and a recently fitted shower room.

Outside there is an enclosed lawn garden to the front, at the rear you have a 75ft garden with extensive lawn, a patio area, planted borders, a large shed and double gates to the rear which provides access to the parking area for a couple of cars in tandem.

Nearby there is a parade of shops within a few minutes walk where you have a Co-op store, a chemist and a couple of food outlets also. In addition there are a number of schools within walking distance as well as transport links via Merstham's mainline train station as well as easy access to junction 8 of the M25.

- **THREE BEDROOMS**
- **LOUNGE**
- **CONSERVATORY**
- **DOWNSTAIRS WC**
- **75FT GARDEN**
- **WELL PRESENTED**
- **KITCHEN/BREAKFAST ROOM**
- **SHOWER ROOM**
- **REAR DRIVE**
- **CLOSE TO SHOPS**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
13'4 x 5'11 (4.06m x 1.80m)

**CLOAKROOM**

**LOUNGE**  
13'4 x 12'5 (4.06m x 3.78m)

**KITCHEN/BREAKFAST ROOM**  
19'10 x 9'9 (6.05m x 2.97m)

**CONSERVATORY**  
11'8 x 9'9 (3.56m x 2.97m)

**BEDROOM ONE**  
12'0 x 11'9 (3.66m x 3.58m)

**BEDROOM TWO**  
13'10 x 10'0 (4.22m x 3.05m)

**BEDROOM THREE**  
10'6 x 8'9 (3.20m x 2.67m)

**SHOWER ROOM**  
6'10 x 5'8 (2.08m x 1.73m)

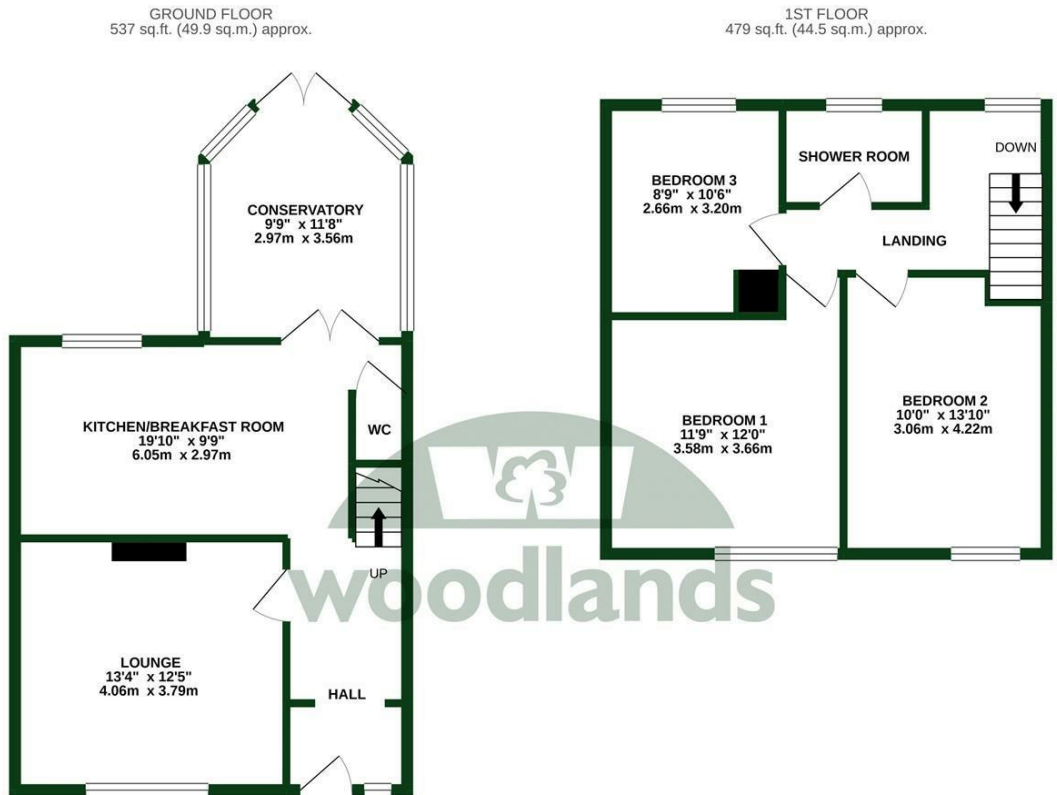
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**75FT REAR GARDEN**

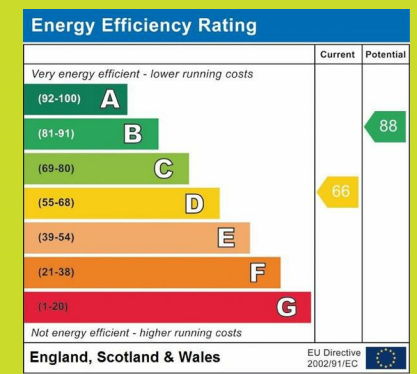
**REAR DRIVEWAY WITH OFF ROAD PARKING**

**COUNCIL TAX BAND: D**



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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