



**65 Brook Road, Merstham**

Redhill

Guide Price **£485,000**



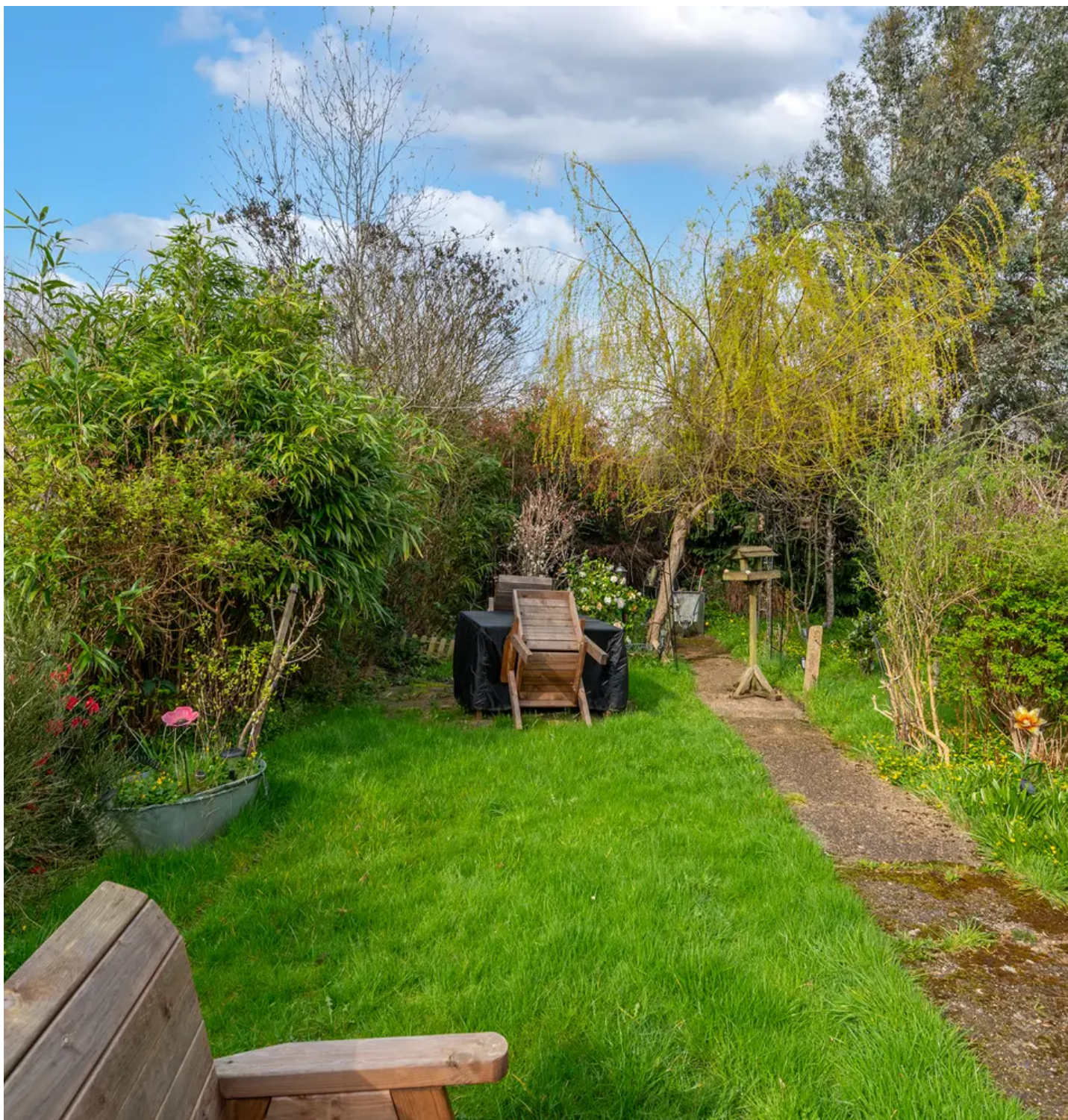
## 65 Brook Road

Nestled in a prime location just half a mile from Merstham Train Station, this attractive 1930's semi-detached house presents an exceptional opportunity for families seeking a well-appointed three-bedroom abode with room for further development, subject to planning permissions.

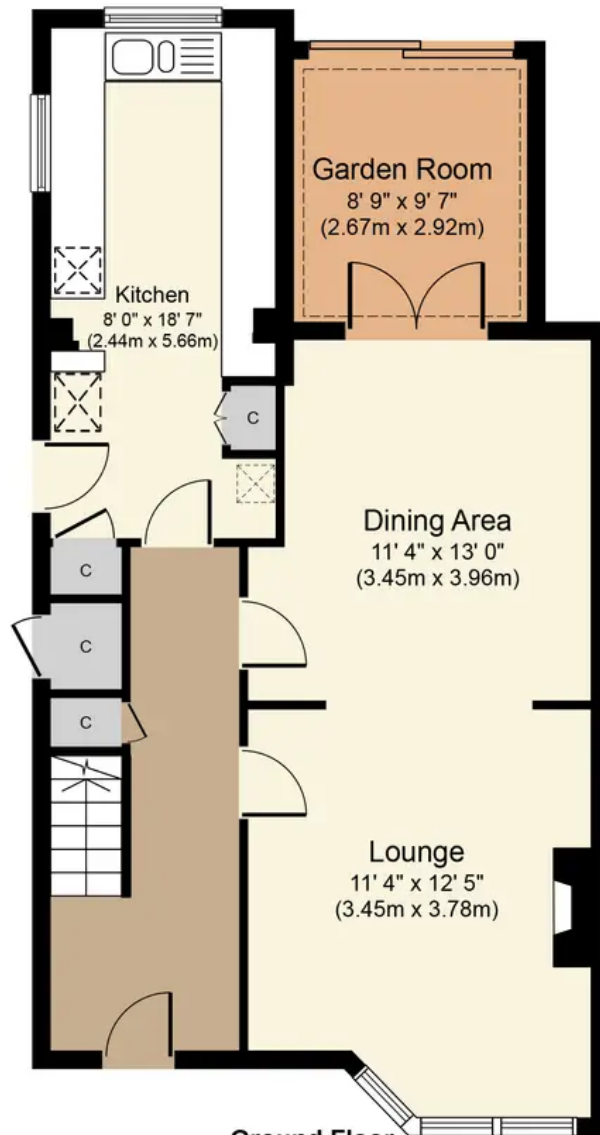
Upon entering the property, one is greeted by a welcoming ambience that resonates with the warmth of a true family home. The ground floor features two reception areas that offer versatile living spaces for relaxation and entertainment. The rear of the property boasts a generously extended kitchen and a garden room providing ample room for culinary enthusiasts to indulge in their passion for cooking and hosting guests. Beyond the confines of the property's interiors, a good-sized, mature garden presents an excellent opportunity for outdoor leisure and entertaining. Additionally, a detached garage and driveway provide convenient off-street parking and storage solutions for vehicles and outdoor equipment. The property's locality further enhances its appeal, with the convenience of being situated a mere half mile from Merstham Train Station, offering immediate access to public transportation links for easy commuting to nearby towns and cities. The surrounding area is renowned for its vibrant community spirit and an array of local amenities, including shops, schools, and recreational facilities, all contributing to a fulfilling lifestyle for residents of all ages.

Furthermore, the property presents an exciting prospect for those with a vision for expansion and development, as the potential to extend the existing structure further enriches the possibilities for creating a bespoke living space that meets the evolving needs and desires of its inhabitants, all while adding value to the property.

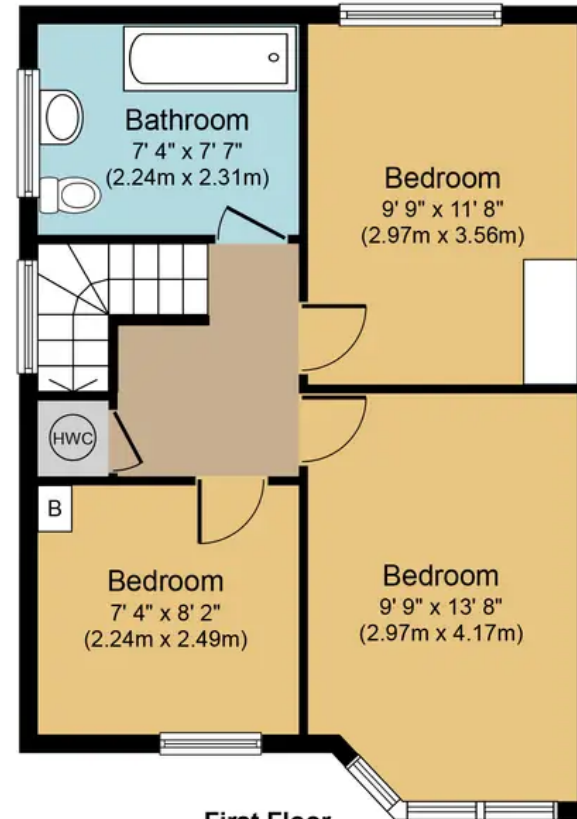
Council Tax band: D Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
597 sq. ft.  
(55.5 sq. m.)



**First Floor**  
Approximate Floor Area  
426 sq. ft.  
(39.6 sq. m.)

**Approx. Gross Internal Floor Area 1,023 sq. ft. (95.1 sq. m.)**

**Brook Road, RH1**



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.