



9 Bushetts Grove, Merstham, Surrey, RH1 3DX

£1,000,000

Robert  
Leech. 





A characterful detached 4 bedroom family home with good sized garden, garden room and garage. Situated in a delightful and quiet cul-de-sac location close to open countryside within walking distance of local schools and Merstham train station.





Robert Leech Reigate are pleased to be bringing this handsome 4 bedroom home to the market. The house is set on a delightful private road with a driveway suitable for multiple cars and a garage too. Being within walking distance of local schools, Merstham train station and amenities make this the perfect family home.

Stepping into the entrance hall you will find a downstairs cloakroom and cupboard, perfect to pop away shoes and coats. The first of the two reception rooms is so inviting with a fantastic bay window, fireplace and built in storage cupboards. The second reception is of great proportions with patio doors leading out onto a gorgeous veranda, the perfect area for entertaining. Heading back through to the kitchen you will find ample fitted units and storage cupboards with built in oven, electric hob and breakfast bar. The conservatory makes for the perfect dining room space and still leaves room for a cosy space for lounging. The conservatory also has patio doors leading out onto the well kept garden.

Upstairs the master bedroom has lovely high ceilings and is bright and airy with large built in storage cupboard, two of the other four bedrooms are double in size and one with a large bay window letting in plenty of light, the last bedroom is a generous single. The regency style bathroom is immaculately presented with WC, bath and separate shower cubicle.

To the front of the house is a large front garden with beautiful plants and trees, gates on both sides of the property providing side access to the rear garden and a horseshoe drive.

The rear garden is of excellent size with a veranda, large patio and pathway leading down to a fantastic garden room. The garden room has recently been renovated to an extremely high standard with power and lighting creating a great space for an office, gym or hosting friends and family.





## At a glance

- Detached family home
- 4 bedrooms
- 2 reception rooms
- Quiet private road
- Off street parking & garage
- Walking distance to train station & the village
- Close to local schools
- Pretty garden & fabulous garden room
- 1,741 sq ft of accommodation
- EPC - F

## Location

Situated close to Merstham with its local shops and a useful Texco Express closeby in Watercolour and a Co op in Merstham itself.

Also located in the vicinity are Merstham & Lime Trees school, The Hawthorns School, Nutfield Priory with its health club and leisure facilities and Priory Farm which has a garden centre, farm shop, fruit picking and many activities for children. Merstham & Redhill stations offer fast and regular services to London Bridge and Victoria as well as to Tonbridge & Gatwick. The M25 can be accessed at Reigate Hill providing access to the wider motorway network. The property sits close to national cycle route 21 (running from Greenwich to the south coast) making the area popular with both walkers and cyclists.

## Intrigued?

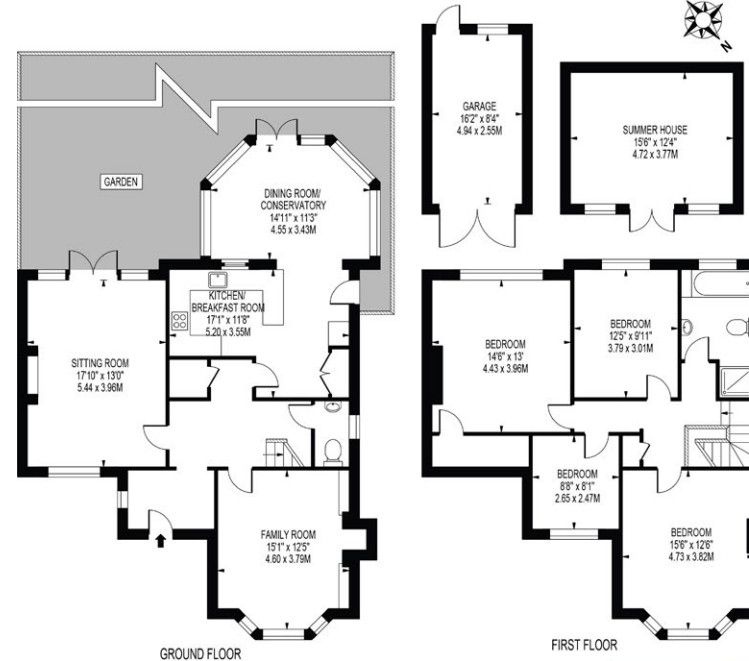
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**BUSHETTS GROVE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1741 SQ FT - 161.72 SQ M  
(EXCLUDING GARAGE & SUMMER HOUSE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.60 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 191 SQ FT - 17.79 SQ M



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