



**Guide Price**

**£400,000**

**Freehold**

3x  1x  1x 

**Serpentine Green,  
Merstham, Surrey, RH1**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Mid terrace family home
- Neutrally decorated and presented in good condition
- Bright and spacious lounge and generous kitchen / dining room
- 3 good sized bedrooms
- Sunny and low maintenance rear garden with decking and lawn
- Great location just a short walk to Merstham train station

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Lounge: 13'0 x 12'4 (3.97m x 3.76m)  
 Kitchen/Dining Room: 16'3 x 8'3 (4.96m x 2.52m)

### FIRST FLOOR

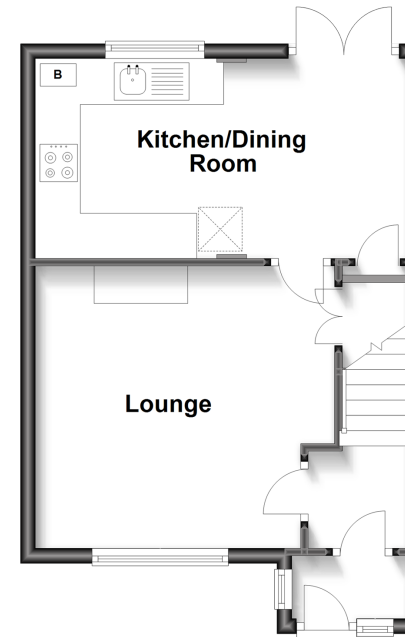
Landing  
 Bedroom 1: 11'6 x 10'3 (3.51m x 3.13m)  
 Bedroom 2 : 11'4 x 10'0 (3.46m x 3.05m)  
 Bathroom  
 Bedroom 3: 11'6 x 6'7 (3.51m x 2.01m)

### OUTSIDE

Front Garden  
 Rear Garden

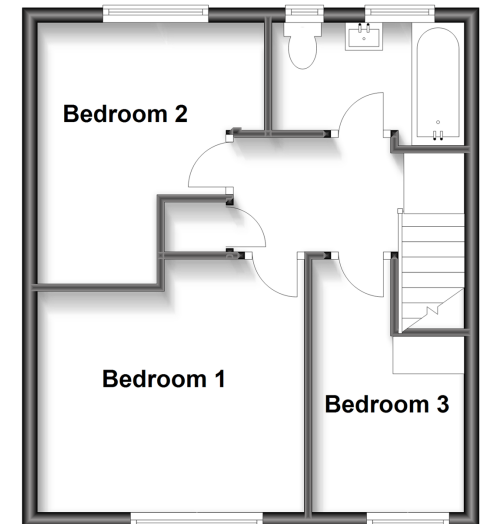
### Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



**Call Redhill - 01737 778866 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale