



Connells

Innisfree Battlebridge Lane
Merstham



An immediate attraction to this Edwardian three bedroom semi detached home is the plots that it occupies. The extensive frontage is blocked paved offering driveway parking for multiple vehicles & there is access to a garage. There are mature shrubs & hedges & as you make your way round the side of the home a gate leads you to the rear garden which is laid out with a seating area, lawn along with conifers providing screening offering a wonderful degree of privacy.

Inside the home the rooms are well proportioned & you are initially welcomed into a covered entrance porch which then leads into the entrance hallway.

The ground floor reception rooms are really spacious & flow easily, making it great for entertaining, yet also providing clearly defined spaces for lounging & relaxing & for gathering the family together for meal times.

The fitted kitchen offers plenty of cupboard space for storing & ample work top space to prepare meals & from here there is access to a utility.

The conservatory is a wonderful addition to the home & is currently utilised as a sitting room where you can enjoy pleasant views across the garden.

Upstairs to the first floor you will find a modern family bathroom & three bedrooms. The main double bedroom is an impressive size & offers an array of fitted wardrobes.

There is plenty of scope for further extension here, subject to relevant permissions & this wonderful family home could continue to grow with the family for many more years to come.



Ground Floor

Covered Porch

Entrance Hallway

Living Room

14' 4" Into Bay Window x 12' 11" Into Recess (4.37m Into Bay Window x 3.94m Into Recess)

Kitchen

11' 1" x 10' 6" (3.38m x 3.20m)

Utility / Store Room

12' 7" x 6' 8" (3.84m x 2.03m)

Dining Room

12' 11" x 11' 4" Into Recess (3.94m x 3.45m Into Recess)

Conservatory

16' 10" x 6' (5.13m x 1.83m)

W.C

First Floor

Landing

Bedroom One

16' 10" Into Recess x 11' 11" (5.13m Into Recess x 3.63m)

Bedroom Two

11' 11" x 10' 5" Into Recess (3.63m x 3.17m Into Recess)

Bedroom Three

9' 11" Max x 9' 5" Max (3.02m Max x 2.87m Max)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Outside

Rear Garden

Driveway Parking

Garage

13' 3" x 9' 8" (4.04m x 2.95m)

Front Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

Tenure: Freehold

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