



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 mealtimes.

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

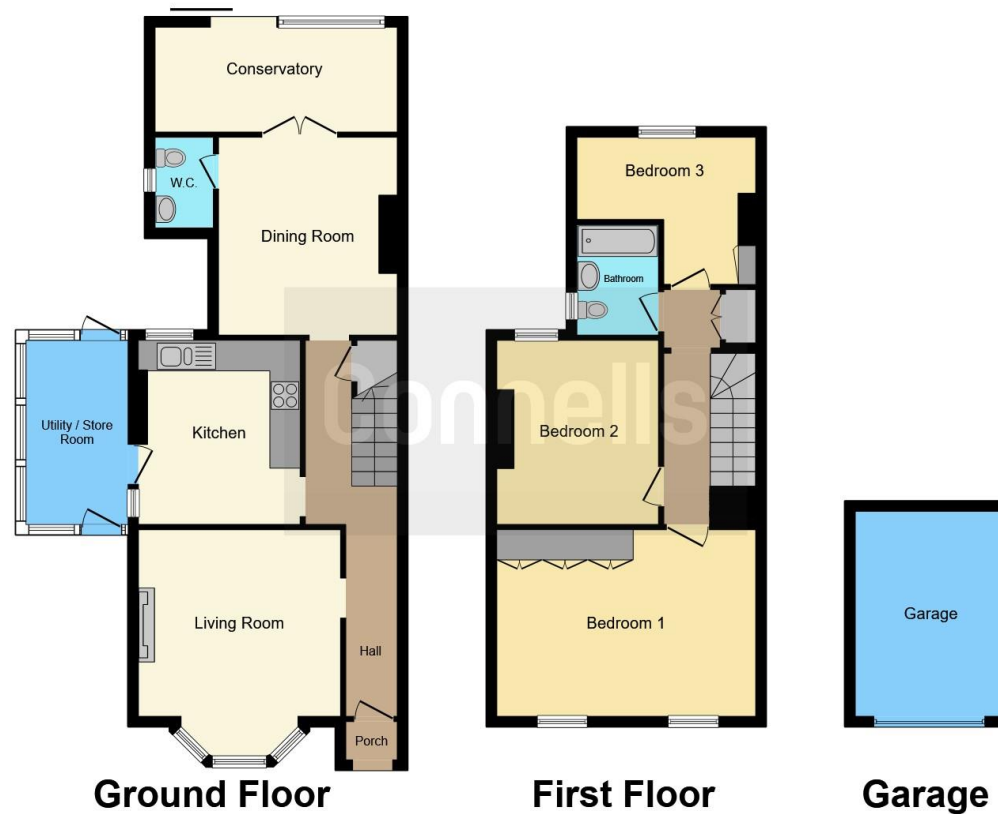
13' 3" x 9' 8" (4.04m x 2.95m)

Front Garden









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Tenure: Freehold

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