



Connells

Ash Close
Merstham



A deceptively spacious maisonette that has bright, airy, and well-planned accommodation arranged over three floors along with ample storage options throughout.

With the train station just a short walk away, the location here is great for commuters, taking you to the city in just over half an hour. There are open green spaces nearby too and you are also within the catchment of excellent local schools.

For those of you with a car, there is a garage-en-bloc nearby along with ample on road parking within the cul-de-sac.

You are welcomed into the entrance area on the ground floor where this space to hang coats and stairs lead you up to the first-floor landing.

You are greeted by a spacious living room which is beautifully lit by natural daylight and has seating fitted to the box bay window.

A separate dining area opens to a fitted kitchen which has ample matching wall and base units, contrasting work tops and space for appliances to be housed.

Ascending the staircase to the second floor the landing provides access to a boiler/storage cupboard and loft space is assessable. The main double bedroom is generous in size, and which has a built-in wardrobe along with two further storage cupboards. Bedroom two is sure to provide your visiting guests a comfortable stay also offers a deep built in wardrobe.

The bathroom is finished in a fresh white suite where you can kick start your day with an invigorating shower or soaking in the tub at the end of the busy day.



Ground Floor

Entrance Hallway

With stairs rising to the:

First Floor

Living Area

13' 8" x 13' 3" (4.17m x 4.04m)

Dining Area

10' 3" x 9' 3" (3.12m x 2.82m)

Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Second Floor

Landing

Bedroom One

15' 1" Plus wardrobes x 11' Plus wardrobes (4.60m Plus wardrobes x 3.35m Plus wardrobes)

Bedroom Two

10' 6" Plus wardrobes x 10' 5" (3.20m Plus wardrobes x 3.17m)

Bathroom

7' 1" x 6' 9" (2.16m x 2.06m)

Outside

Garage-En-Bloc









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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43 Station Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407659

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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