



Connells

York Cottages Quality Street
Merstham



A unique, peaceful, and idyllic retreat nestled in the heart of Merstham village on a sought-after road within walking distance of Merstham train station, village shops, excellent local schools and superb road links.

This simply stunning Georgian cottage has been sympathetically updated throughout, and it really does offer everything that a character home should.

The property is beautifully lit by natural daylight throughout, and the neutral colour scheme used throughout enhances the same.

The living room offers room for furnishings and a wood burning stove keeps it cosy in the colder months.

If you enjoy cooking then the extended and refitted kitchen certainly won't disappoint, the space has been well utilised with lots of storage cupboards and work top space. There is room for a large dining table and chairs, and a feature vaulted glass panelled roof.

Upstairs there are two bedrooms, the main double room has a feature fireplace and a refitted bathroom with an electric Velux window is located between the two rooms and comprises a fresh white suite.

The rear garden has been a real labour of love, and the most beautiful outdoor space has been created. With established planted beds, a generous area of patio ideal for alfresco dining in the warmer months and an expanse of lawn which leads you to a timber storage shed.

Resident permit parking is available for those that reside on Quality Street and there is ample on road parking available.



Ground Floor

Living Room

11' 2" Max x 10' 11" Max (3.40m Max x 3.33m Max)

Dining Area

11' 6" x 10' 4" (3.51m x 3.15m)

Kitchen

13' 10" x 10' 5" (4.22m x 3.17m)

First Floor

Landing

Bedroom One

11' 4" Max x 11' Max (3.45m Max x 3.35m Max)

Bedroom Two

14' 7" x 7' 9" Max (4.45m x 2.36m Max)

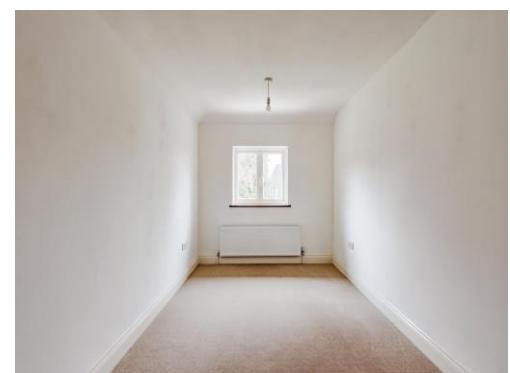
Bathroom

8' Max x 6' 8" Max (2.44m Max x 2.03m Max)

Outside

Rear Garden

Resident Permit Parking









Ground Floor

First Floor

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

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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