



Connells

Portland Drive
Merstham



Situated within modern development, this three-bedroom home has been designed with comfort and functionality mind, this property is ideal for growing families, professional couples, or those simply looking to enjoy the benefits of a well-connected and attractive residential setting.

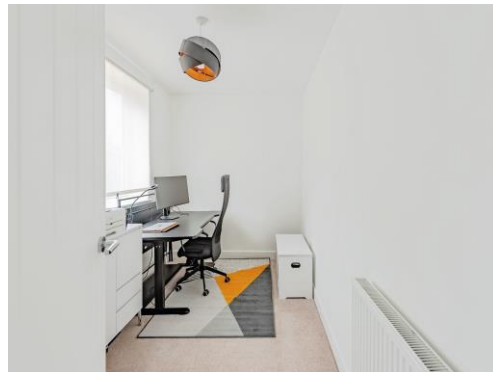
Upon entering the home, you are welcomed into the entrance hallway which provides access to a convenient W.C.

The front-facing sitting room is a comfortable and relaxing space, making it an ideal spot for unwinding. At the rear of the ground floor lies a sociable kitchen/diner, fitted with contemporary units and integrated appliances. This open-plan space is perfectly suited to modern living, offering room for dining and entertaining. French doors open to the rear garden, creating a seamless connection between indoor and outdoor spaces.

The first floor offers two well-appointed bedrooms and a family bathroom. The larger of the two bedrooms on this level is a generous double.

The top floor is dedicated entirely to the stunning primary bedroom suite filled with natural light and set away from the hustle and bustle of the main living areas. It also features its own contemporary en-suite shower room.

The property enjoys a fully enclosed rear garden, thoughtfully landscaped, featuring a patio seating area, artificial lawn, and a raised planted bed, A gate at the rear of the garden provides direct access to the parking area, where a designated parking space is conveniently located.



Ground Floor

W.C

Living Room

14' 3" x 11' 8" (4.34m x 3.56m)

Kitchen/Diner

18' 8" x 8' 11" (5.69m x 2.72m)

First Floor

Landing

Bedroom Two

18' 8" x 9' 4" (5.69m x 2.84m)

Bedroom Three

11' 10" x 7' 3" (3.61m x 2.21m)

Bathroom

7' x 6' 10" (2.13m x 2.08m)

Second Floor

Landing

Bedroom One

15' x 11' 4" (4.57m x 3.45m)

En-Suite Shower Room

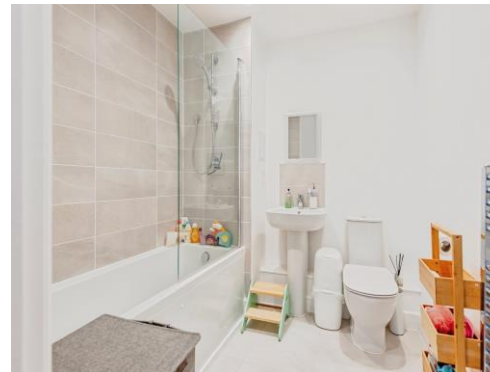
9' x 7' (2.74m x 2.13m)

Outside

Rear Garden

Front Garden

One Allocated Parking Space

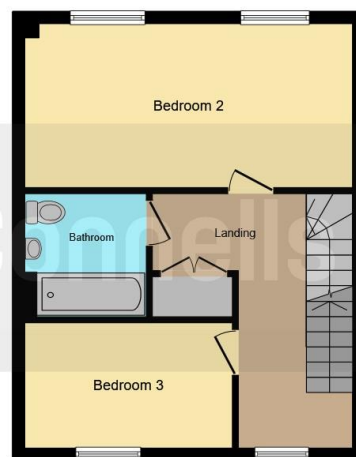




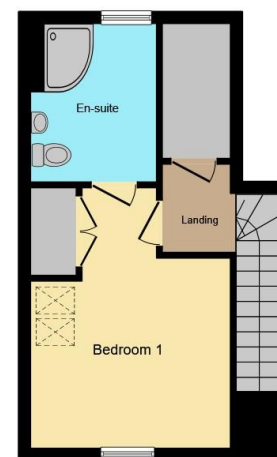




Ground Floor



First Floor



Second Floor

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43 Station Road
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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