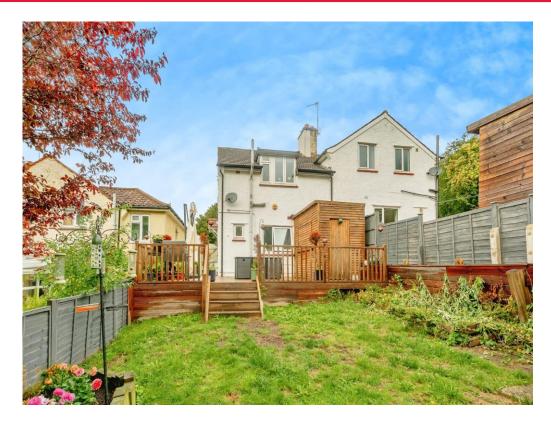


Connells

Ashcombe Road Merstham



Tucked away on a peaceful no-through road, this attractive home presents thoughtfully planned accommodation arranged across two floors, with the additional benefit of scope for future expansion, subject to the usual consents.

Stepping inside, you are welcomed into the sitting room where a centrally positioned fireplace houses a charming wood-burning stove, instantly setting the tone of warmth and comfort. The inclusion of a clever storage nook provides practicality. The layout flows naturally through to the open-plan kitchen and dining room, creating a bright and social hub of the home. An inner hallway gives access to a ground floor w.c, perfectly placed for guests, as well as a separate utility cupboard, ensuring everyday essentials can be kept neatly out of sight.

Rising to the first floor, you will find two comfortable double bedrooms, both of which benefit from built-in storage solutions. Both rooms are served by a fully tiled bathroom that is fitted with a modern suite.

The rear garden extends to a generous size and is fully enclosed. A raised decked terrace provides the perfect setting for outdoor dining and summer entertaining, with steps leading down to a sweeping lawn bordered by planted beds. A shingled seating area creates another inviting place to relax, while an attached timber store/bar, fitted with power and light, adds versatility.

At the front, a private driveway provides off-road parking, adding convenience to the home's attractive kerb appeal.





Ground Floor

Entrance Hallway

Living Room

13' 3" x 13' 2" Into recess (4.04m x 4.01m Into recess)

Kitchen/Diner

13' x 7' 11" (3.96m x 2.41m)

Inner Hall

W.C

Utility Cupboard

First Floor

Landing

Bedroom One

17' 4" Into wardrobe x 10' 5" (5.28m Into wardrobe x 3.17m)

Bedroom Two

10' 11" x 9' 5" Into wardrobe (3.33m x 2.87m Into wardrobe)

Bathroom

7' 6" x 7' 5" (2.29m x 2.26m)

Outside

Rear Garden

Timber Store/Bar

9' 3" x 5' 9" (2.82m x 1.75m)

Driveway Parking

















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EPC Rating: D Council Tax Band: C

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Tenure: Freehold



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