



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









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RED408381



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED408381 - 0005