



Connells

Sunstone Grove
Merstham



This beautifully presented two double bedroom home offers a superb balance of charm, modern comforts and practicality. From the moment you arrive, the home makes a strong first impression, with a smart block-paved driveway providing parking for two vehicles and a welcoming approach.

Stepping inside, the ground floor immediately conveys a warm and inviting atmosphere. The sitting room is a comfortable space to relax and unwind, centred around a fireplace fitted with an electric stove. The room flows naturally into the open plan kitchen/diner which been designed with functionality in mind, offering ample work surfaces, good storage solutions, and space for dining. A particularly useful utility/store cupboard is tucked discreetly away.

Upstairs, the accommodation continues to impress. The primary suite features a walk-in wardrobe and dressing area, providing excellent storage and a touch of luxury that elevates the room. The second double bedroom is equally appealing, complete with its own built-in closet. Serving the bedrooms is a sumptuous bathroom, styled in an elegant Victorian theme and includes a deep claw-foot bathtub.

The garden to the rear has been thoughtfully landscaped with a paved patio leading onto a generous expanse of lawn that provides plenty of room for recreation. Beyond this, a decked seating area invites you to unwind, while raised planted beds introduce colour, and even the opportunity to embrace a "grow your own" lifestyle.



Ground Floor

Entrance Hallway

Living Room

13' x 12' 1" Into Recess (3.96m x 3.68m Into Recess)

Kitchen/Diner

16' 3" x 8' 3" (4.95m x 2.51m)

First Floor

Landing

Bedroom One

13' 2" x 10' 5" Max (4.01m x 3.17m Max)

Walk In Closet/Dressing Area

6' 2" Max x 5' 10" Max (1.88m Max x 1.78m Max)

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

Outside

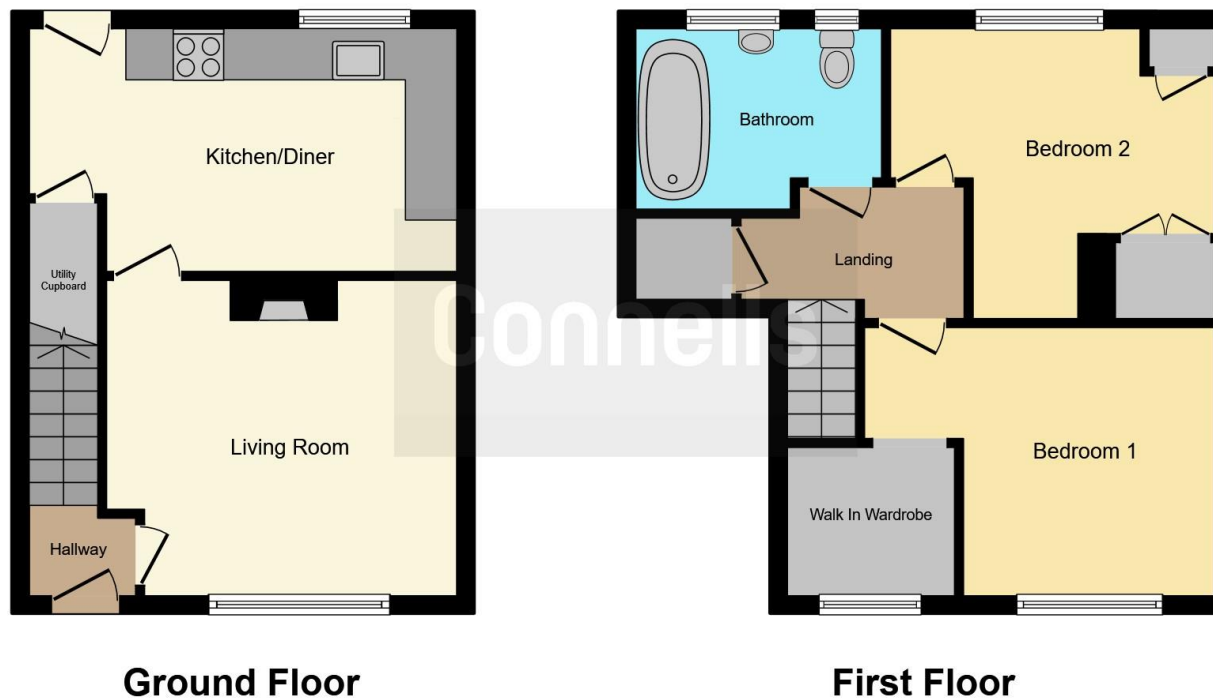
Rear Garden

Driveway Parking









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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: RED408383 - 0002