



Connells

Mill Lane
Merstham



Peacefully positioned within a quiet cul-de-sac, this beautifully presented semi-detached bungalow offers a wonderful balance of modern comfort, privacy, and lifestyle convenience - the perfect retreat for those seeking a relaxed pace of living within easy reach of local amenities and countryside walks.

From the moment you step inside, the home feels bright, calm and welcoming. The spacious living and dining room is bathed in natural light, with sliding doors opening directly onto the garden, creating an easy flow between indoor and outdoor living. A centrally positioned electric fireplace forms a lovely focal point for the room.

The modern kitchen offers a range of wall-mounted and base cabinets, worktop space for meal preparation, and integrated appliances that make daily life effortless. Underfloor heating ensures the space feels warm and inviting throughout the year.

There are two bedrooms, including a double with room for freestanding furniture, and a smaller second bedroom that provides excellent versatility - perfect as a home office, dressing room, or guest bedroom. The bathroom is fitted with a contemporary suite and benefiting once again from underfloor heating.

Outside, the enclosed rear garden is designed for easy enjoyment, offering two patio areas, an artificial lawn, and well-stocked planting that brings colour and life through the seasons. There's even a timber shed for storage, while ample residents and visitor parking makes daily life simple.



Entrance Hallway**Living/Dining Room**

15' 9" x 11' 8" Max (4.80m x 3.56m Max)

Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)

Inner Hallway**Bedroom One**

12' 9" Max x 8' 7" (3.89m Max x 2.62m)

Bedroom Two

8' 8" x 8' 2" (2.64m x 2.49m)

Bathroom

5' 10" x 5' 7" (1.78m x 1.70m)

Outside**Rear Garden****Front Garden****Residents Parking****Visitor Parking**







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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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