



Connells

Nutfield Road
Merstham



This semi-detached family home has been subject to a comprehensive programme of refurbishment, resulting in stylish, deceptively spacious accommodation arranged across two well-planned floors. Finished to an excellent standard throughout, the home offers a perfect blend of contemporary features and practical living space suited to modern family life.

Upon entering, you are welcomed into a bright and inviting living area complete with a bespoke built-in media unit, creating a sleek and functional focal point. From here, steps lead down into a generous open-plan dining space, ideal for entertaining and family gatherings. The kitchen is a true standout, featuring a large central island crowned with a breakfast bar, offering additional seating and workspace.

Also on the ground floor is a versatile additional room that could serve as a home office, playroom or fifth bedroom, ideal for multigenerational living or hybrid working. A contemporary shower room completes the ground floor accommodation, adding flexibility and convenience.

Upstairs, a split-level landing provides access to a utility area, a shower room and the four bedrooms which are well-proportioned. The primary bedroom offering exceptional space and bedroom two offering access to a balcony.

Externally, the rear garden has been landscaped for ease of maintenance, providing a blank canvas for personalisation and outdoor living. To the front of the property, a driveway offers off-road parking for several vehicles.



Ground Floor

Entrance Hallway

Living Area

18' x 15' 11" Into recess (5.49m x 4.85m Into recess)

Open Plan Kitchen/Dining Area

32' 5" x 14' 3" Max (9.88m x 4.34m Max)

Study/Bedroom Five

10' 7" x 9' 8" (3.23m x 2.95m)

Shower Room

9' 3" Into shower cubicle x 2' 9" (2.82m Into shower cubicle x 0.84m)

First Floor

Landing & Utility Area

Bedroom One

16' 2" Into recess x 15' 2" (4.93m Into recess x 4.62m)

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

With a door opening to a:

Balcony

Bedroom Three

13' 4" x 10' (4.06m x 3.05m)

Bedroom Four

12' x 7' 11" (3.66m x 2.41m)

Shower Room

6' 2" Max x 5' 7" Max (1.88m Max x 1.70m Max)

Second Floor

Useable Loft Room

Outside

Rear Garden

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

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 Band: C

Tenure: Freehold

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