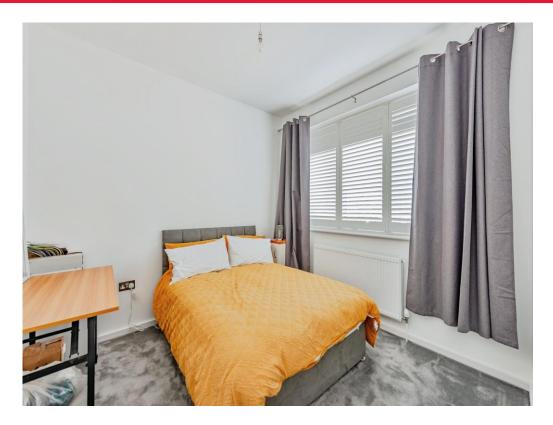


Connells

Nutfield Road Merstham

£650,000 - £675,000 guide price



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.

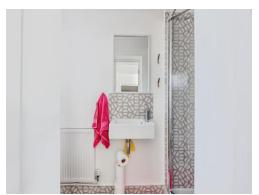
Upon entering, you are welcomed into a bright and inviting living area complete with a bespoke built-in media unit, creating a sleek and functional focal point. From here, steps lead down into a generous open-plan dining space, ideal for entertaining and family gatherings. The kitchen is a true standout, 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** 

## <u>Outside</u>

## 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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T 01737 774 277 E redhill@connells.co.uk

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EPC Rating: D Council Tax Band: C

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Tenure: Freehold

**Ombudsman** 



<sup>1.</sup> 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.

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