



**Connells**

Portland Drive  
Merstham Redhill





Set back from the road, approached via a private driveway and a lawned front garden this deceptively spacious three-bedroom terraced home offers well-balanced accommodation across two floors. With excellent transport links, schools, and local amenities all close by, this is a home that combines practicality with comfort in a sought-after Merstham location.

An enclosed porch leads into a spacious entrance hallway, where to your right you are welcomed into the sitting room which offers a bright and airy living space with a large window that floods the room with natural light.

To the rear of the ground floor, the heart of the home lies in the open-plan kitchen and dining area. This well-designed space is perfect for both everyday family life and entertaining. The kitchen offers ample storage, worktop space, and room for appliances.

Upstairs, you'll find three well-proportioned bedrooms, all of which benefit from built-in storage options-ideal for keeping the space neat and functional. These rooms offer flexibility to suit a range of needs, whether you require guest rooms, children's bedrooms, or a home office. A modern family bathroom serves the upper floor.

The rear garden is fully enclosed for privacy and designed to be low maintenance. At the end of the garden, you'll find a fantastic garden office. This space comes complete with its own shower room, making it ideal for home working, a gym, creative studio, or even occasional guest accommodation.



## **Ground Floor**

### **Entrance Porch**

### **Entrance Hallway**

### **Living Room**

12' 11" Max x 12' 10" ( 3.94m Max x 3.91m )

### **Kitchen/Diner**

15' 11" x 8' 5" ( 4.85m x 2.57m )

## **First Floor**

### **Landing**

### **Bedroom One**

11' 4" x 11' 4" ( 3.45m x 3.45m )

### **Bedroom Two**

12' 11" Max x 9' ( 3.94m Max x 2.74m )

### **Bedroom Three**

8' 6" Plus recess x 7' 7" ( 2.59m Plus recess x 2.31m )

### **Bathroom**

7' 6" x 5' 6" ( 2.29m x 1.68m )

## **Outside**

### **Rear Garden**

### **Garden Office**

10' 5" x 8' 8" ( 3.17m x 2.64m )

With an adjoining shower room

### **Front Garden**

### **Driveway Parking**

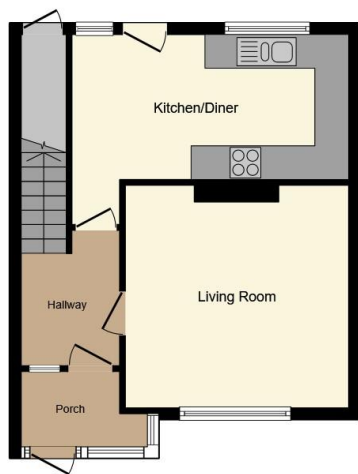




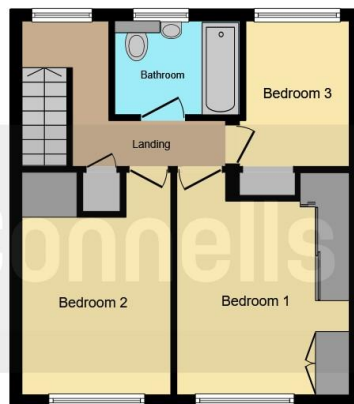




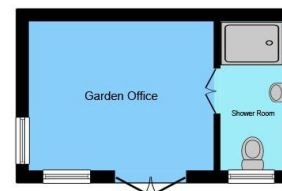




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01737 774 277**  
**E [redhill@connells.co.uk](mailto:redhill@connells.co.uk)**

43 Station Road  
 REDHILL RH1 1QH

EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RED408125](http://connells.co.uk/Property/RED408125)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RED408125 - 0004