



Connells

Portland Drive
Merstham



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

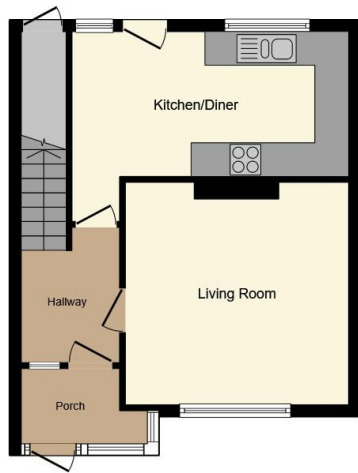
Front Garden

Driveway Parking

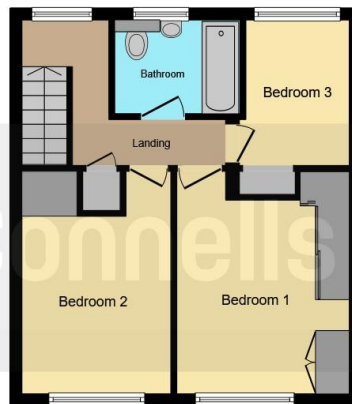




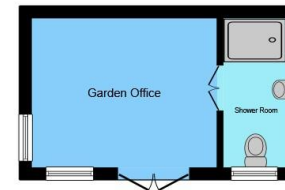




Ground Floor



First Floor



Outbuilding

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