



25B MILE END, ALBURY ROAD

MERSTHAM, SURREY, RH1 3LP

A brand new home nestled at the end of a private drive, shared exclusively with just one other property, offering privacy and a sense of seclusion. This beautifully crafted residence boasts a spacious open plan living area designed for modern living and effortless entertaining. At the heart of the home lies a meticulously appointed kitchen, finished to the highest standard with sleek integrated appliances, perfect for both everyday comfort and dinner parties alike.

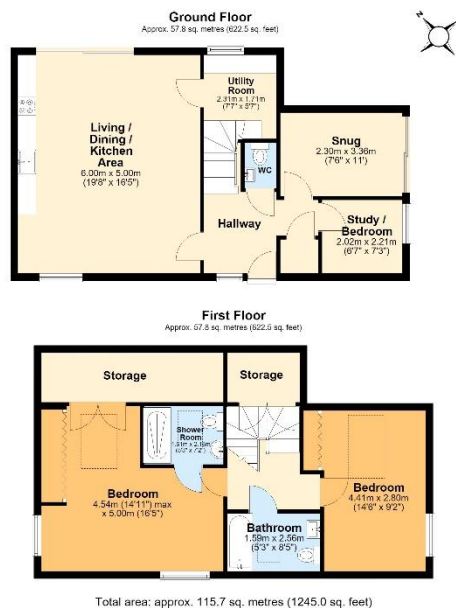
The accommodation is thoughtfully laid out across two floors. On the ground floor, a versatile bedroom or study provides flexibility for remote working or guest use, alongside a cosy snug that opens directly onto the garden, ideal for relaxed living and indoor-outdoor enjoyment. Upstairs, two well-proportioned bedrooms include a generous principle with en-suite facilities, while a pristine family bathroom serves the remaining bedroom. All rooms are finished with care, combining contemporary style with lasting quality.

Outside, private parking for two cars includes an electric vehicle charging point, adding convenience for modern lifestyles. With no onward chain, this home is ready for immediate occupation, and benefits from a build warranty for added peace of mind. A rare opportunity to make a brand new house your own.

PLEASE NOTE SOME OF THE PHOTOS ARE VIRTUALLY DRESSED







Tenure: Freehold

Local Authority: Reigate & Banstead

Council Tax Band: TBC

EPC Rating: TBC

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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