



**Connells**

Huddleston Crescent  
Merstham



This beautifully modernised terraced family home is ideally located for convenient access to highly regarded local schools, a range of shops, Merstham train station and nearby open green spaces.

To the front, a smartly laid block-paved driveway provides off-street parking for two vehicles. An enclosed porch welcomes you into the home and leads through to a hallway, setting the tone for the well-presented accommodation beyond.

The ground floor features a spacious and inviting sitting room, centred around a charming feature fireplace.

The heart of the home is the modern refitted kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, contemporary work surfaces, and a breakfast bar perfect for casual dining or morning coffee. There is also useful understairs storage for added practicality.

To the rear of the property, the separate dining room enjoys views over the garden and benefits from fitted storage solutions and sliding patio doors that open directly onto the outdoor space.

Upstairs, the accommodation includes two double bedrooms, with the principal room featuring built-in wardrobes. The third bedroom has been cleverly configured with a fitted cabin bed to optimise space. A well-appointed family bathroom completes the first-floor layout.

The rear garden has been attractively landscaped to provide a low-maintenance yet stylish outdoor space, including a patio area ideal for summer dining and entertaining, a raised lawn, and practical side access.



## Ground Floor

**Entrance Porch**

**Hallway**

**Living Room**

15' 4" x 13' ( 4.67m x 3.96m )

**Kitchen**

16' 5" x 8' 3" ( 5.00m x 2.51m )

**Dining Room**

10' 10" x 7' 7" ( 3.30m x 2.31m )



## First Floor

**Landing**

**Bedroom One**

11' 5" x 9' 9" ( 3.48m x 2.97m )

**Bedroom Two**

10' 4" x 9' 1" ( 3.15m x 2.77m )

**Bedroom Three**

8' 11" x 7' 9" ( 2.72m x 2.36m )

**Bathroom**

## Outside

**Rear Garden**

**Driveway Parking**









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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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