



20 Bolsover Grove.

Merstham

Guide Price **£650,000**



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The stunning semi-detached home boasts an impressive four/five-bedrooms and presents itself as a beautiful and spacious family home. With an extension to the rear, this stunning property features an open plan kitchen/family room that is perfect for entertaining. Additionally, there is a separate lounge to the front aspect and a utility room and ground floor shower room/wc for added convenience. The ground floor also offers the fifth bedroom, which can alternatively be used as a home office or gym.

On the first floor, you will find four well-proportioned bedrooms, along with a family bathroom. The large easterly-facing rear garden is a standout feature of this property, providing ample space for outdoor activities and a beautiful setting for entertaining guests. Furthermore, the convenience of off-road parking for several cars ensures that parking will never be an issue.

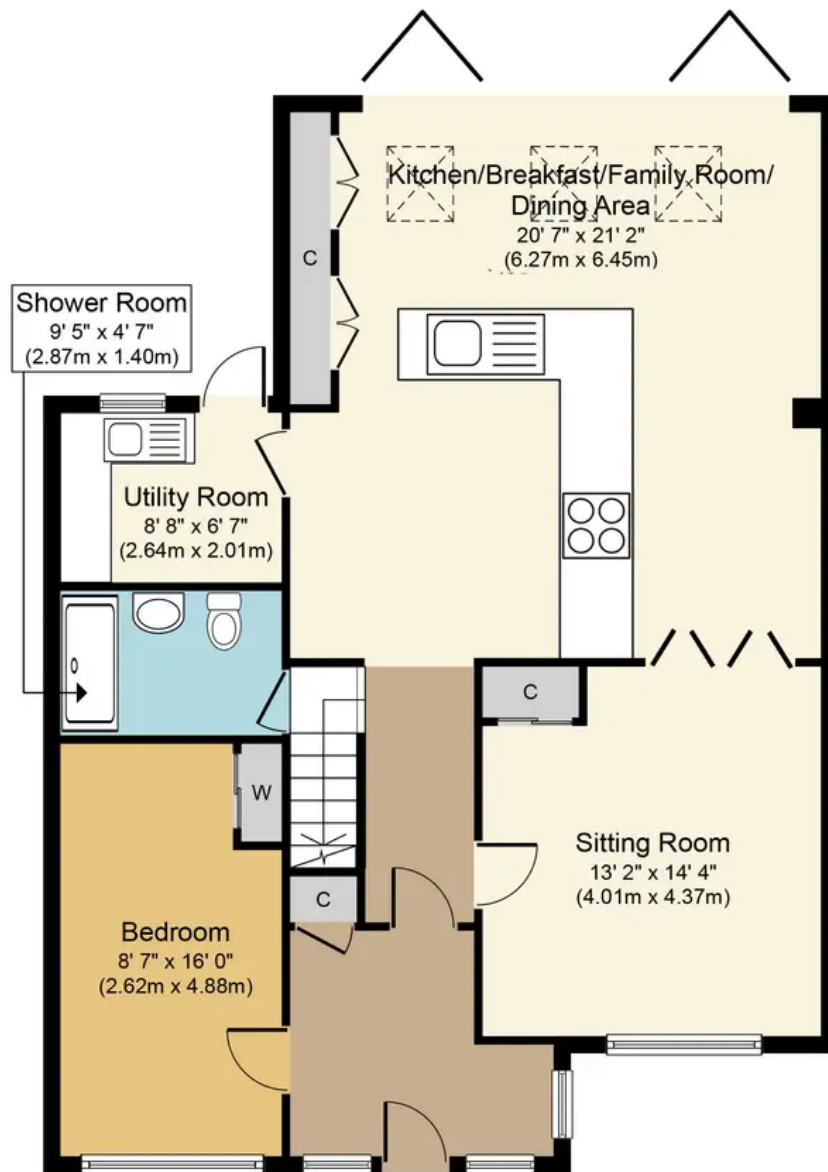
The outside space truly complements the elegant interior of this property, offering the perfect balance of indoor and outdoor living. With its spacious and meticulously maintained level garden, this property is perfect for families and those who appreciate a serene outdoor environment.

Council Tax band: D

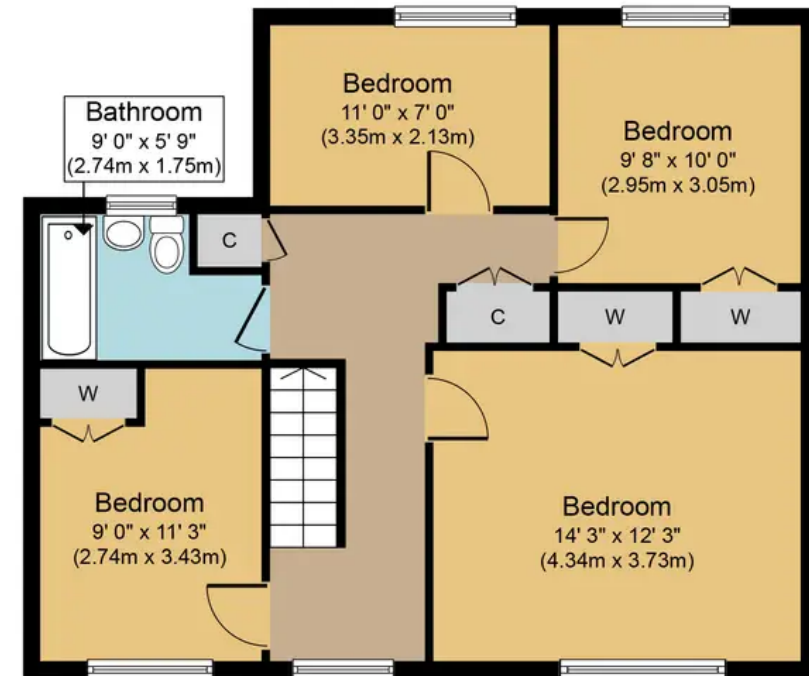
Tenure: Freehold







Ground Floor
Approximate Floor Area
1,042 sq. ft.
(96.8 sq. m.)



First Floor
Approximate Floor Area
662 sq. ft.
(61.5 sq. m.)

Bolsover Grove, RH1
Approx. Gross Internal Floor Area 1,704 sq. ft. (158.3 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.