



**THE OLD FIRE STATION, 10 MORRIS ROAD, SOUTH NUTFIELD,
SURREY, RH1 5SA
£425,000**

*** PROPERTY VISIT AVAILABLE ***

CHARACTERFUL OLD FIRE STATION REFURBISHED TO A HIGH STANDARD SITUATED IN THE IDYLIC VILLAGE OF SOUTH NUTFIELD.

This detached bungalow oozes charm and character thanks to an extensive restoration undertaken by the current owners. A real one off.

Through the front door you have a reception hall which is partly open to the living space where you have a bay window to the front and a brick fire place. Also off the reception hall there is a beautiful kitchen with sumptuous wooden tops and a tiled floor. Above the kitchen via a hatch and folding stairs there is a loft area that has custom storage making a wonderful larder space. Beyond the kitchen there is an inner hallway which has a wooden stable door to the conservatory and also gives access to both double bedrooms and the stylish bathroom. The conservatory itself has double doors which open onto the rear courtyard which is easy to maintain and has the benefit of a home office which is insulated and has power, light and an additional door through to the properties side access. To the front there is an enclosed shingle garden space which has a southerly aspect and raised planters, in addition there is space to park across the front of the property on Morris Road itself.

Nearby you have The Station Pub which is a wonderful local and has great food on offer, also around the corner you have the train station which offers links into London via Redhill and out to Tonbridge. A short walk away you also have Holborns village shop which has become a firm favourite with the locals, in addition there is the highly regarded Nutfield Church Primary School located in the heart of the village.

DIRECTIONS : From Redhill follow the A25 to the east for 1.8 miles then turn left into Mid Street and follow the road down into South Nutfield Village. After the railway bridge turn right onto The Avenue and then bear right off the left hand bend into Morris Road, the property is on the right.

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|-------------------------------------|---------------------------|
| ■ WONDERFUL VILLAGE LOCATION | ■ DETACHED |
| ■ CHARACTERFUL PROPERTY | ■ LOUNGE |
| ■ KITCHEN | ■ CONSERVATORY |
| ■ TWO DOUBLE BEDROOMS | ■ STYLISH BATHROOM |
| ■ FRONT & REAR GARDENS | ■ QUALITY FINISH |





ROOM DIMENSIONS:

ENTRANCE HALL

10'3 x 4'8 (3.12m x 1.42m)

LOUNGE

14'10 x 9'3 (4.52m x 2.82m)

KITCHEN

9'8 x 9'8 (2.95m x 2.95m)

CONSERVATORY

9'4 x 7'11 (2.84m x 2.41m)

REAR LOBBY

6'2 x 3'7 (1.88m x 1.09m)

BEDROOM ONE

9'9 x 9'9 (2.97m x 2.97m)

BEDROOM TWO

9'8 x 8'10 (2.95m x 2.69m)

BATHROOM

5'9 x 5'7 (1.75m x 1.70m)

DOUBLE GLAZED WINDOWS

FRONT & REAR GARDENS

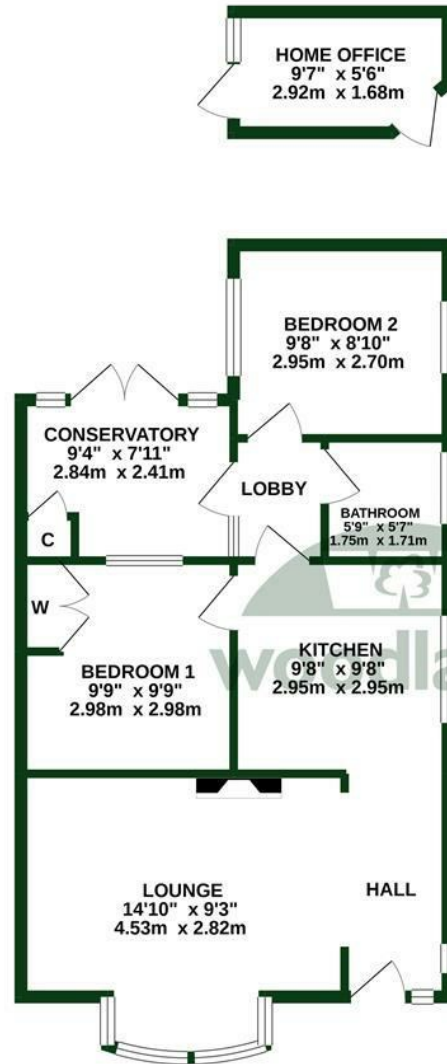
HOME OFFICE

9'7 x 5'6 (2.92m x 1.68m)

COUNCIL TAX BAND: D



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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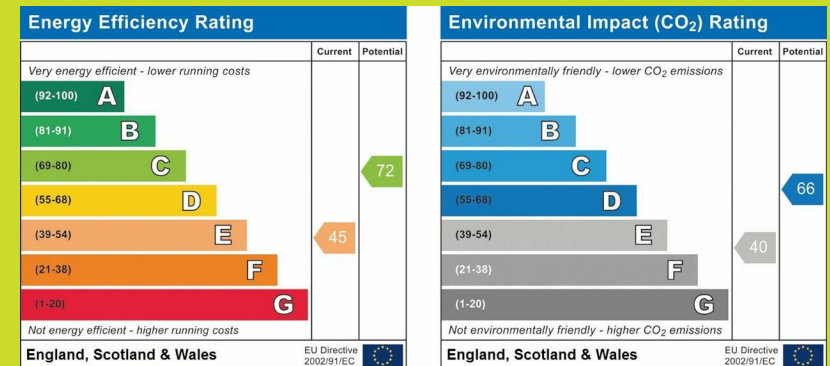
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