





**26 TRINDLES ROAD, SOUTH NUTFIELD, SURREY, RH1 4JN**  
**GUIDE PRICE £400,000**

**\*\*\* PROPERTY VISIT AVAILABLE BY APPOINTMENT \*\*\***

**WELL PRESENTED TWO BEDROOM COTTAGE IN A POPULAR VILLAGE LOCATION BENEFITING FROM A SOUTH FACING GARDEN AND NO CHAIN**

This vacant Victorian cottage is presented in good condition throughout with a modern kitchen and bathroom.

On the ground floor you have a door straight into the living room which has a fireplace and is dual aspect as well as having a doorway through to the separate dining room which itself has stairs to the first floor. At the rear is a separate kitchen that has a side door to a covered area that leads onto the 30ft south facing garden. On the first floor there is a landing with a sash window and loft access, you have a double bedroom with built in storage and a second bedroom that overlooks the garden. At the end of the landing there is a stylish shower room with a double glazed window to the rear.

Outside there is an enclosed front garden, a side door from the street providing access to the property and a rear garden that is mostly laid to lawn with a deck area and a rear access gate.

Within the village you have a highly regarded local store which has an impressive selection of goods, there is a well respected school, a lovely village pub that has a great garden area and a train station that offers services to London and Tonbridge.

- |                              |                                  |
|------------------------------|----------------------------------|
| ■ <b>VILLAGE LOCATION</b>    | ■ <b>NO CHAIN</b>                |
| ■ <b>VICTORIAN COTTAGE</b>   | ■ <b>LOUNGE</b>                  |
| ■ <b>DINING ROOM</b>         | ■ <b>MODERN KITCHEN</b>          |
| ■ <b>TWO BEDROOMS</b>        | ■ <b>FIRST FLOOR SHOWER ROOM</b> |
| ■ <b>SOUTH FACING GARDEN</b> | ■ <b>EXCELLENT LOCAL SCHOOL</b>  |







**ROOM DIMENSIONS:**

**FRONT DOOR**

**LOUNGE**

12'2 x 10'10 (3.71m x 3.30m)

**DINING ROOM**

10'8 x 9'5 (3.25m x 2.87m)

**KITCHEN**

7'10 x 7'0 (2.39m x 2.13m)

**BEDROOM ONE**

10'11 x 10'11 (3.33m x 3.33m)

**BEDROOM TWO**

10'8 x 6'2 (3.25m x 1.88m)

**SHOWER ROOM**

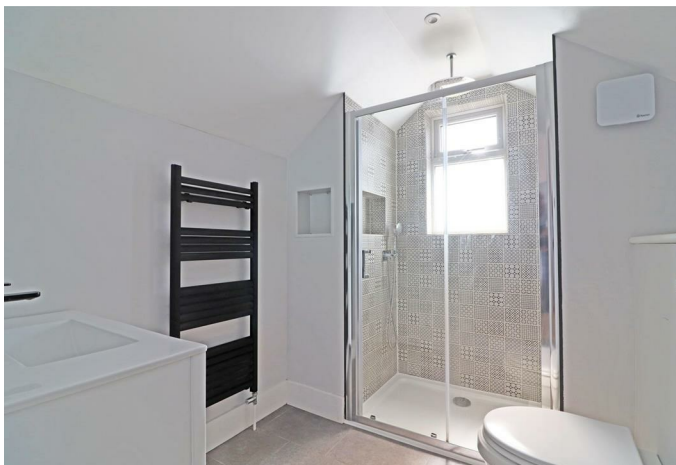
7'8 x 6'7 (2.34m x 2.01m)

**GAS CENTRAL HEATING**

**SASH WINDOWS**

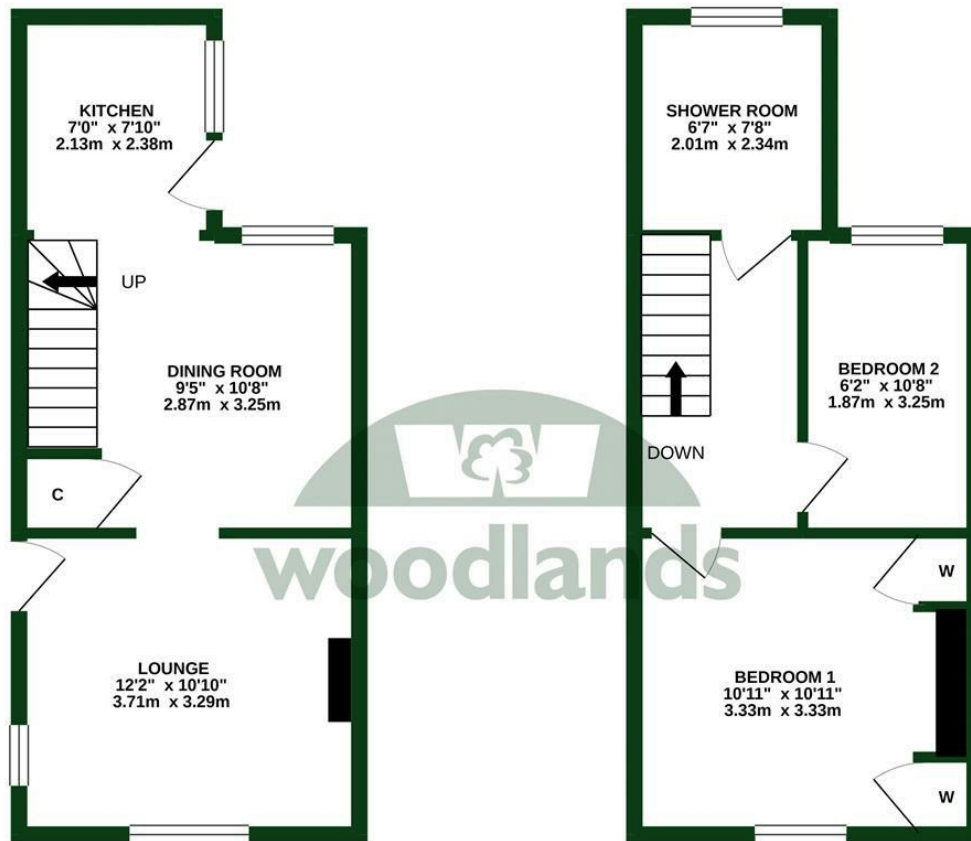
**SOUTH FACING REAR GARDEN**

**COUNCIL TAX BAND: D**



GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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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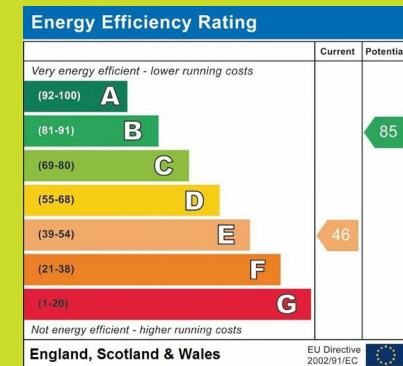
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