





**110 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HA**  
**GUIDE PRICE £550,000**  
**FREEHOLD**

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

DETACHED 1930'S FAMILY HOME WITH A DRIVEWAY, GOOD SIZE WESTERLY ASPECT GARDEN AND EXCELLENT POTENTIAL CLOSE TO MAINLINE TRAIN LINKS.

Located within the popular village of South Merstham close to a parade of local shops and just around the corner from some of Surrey's wonderful countryside, this detached 1930's built house has a great plot and offers excellent scope for modernisation and extension (STPP)

On the ground floor there is an entrance hall with an under stairs storage cupboard that has a double glazed window to the side and plumbing for a WC. You have a dual aspect living space that runs front to back and serves as both a lounge and dining area, beyond the living space there is a handy sun room this is of timber construction and overlooks the lovely garden. Off the hallway there is an extended kitchen that has a double glazed window to both the side and the rear as well as a side door. On the first floor there is a landing with a double glazed window to the side and loft access, you have two good size double bedrooms, a single bedroom and a family bathroom.

Outside there is a walled boundary to the front and a lawn garden, you have a driveway that runs up past the side of the house and provides off road parking in tandem for 4 cars. At the rear there is an 80ft westerly aspect that is mainly laid to lawn with fence boundaries. Nearby you have the benefit of a number of local shops and food outlets as well as a Tesco Express within the Watercolour development. Merstham boasts a number of schools as well as some lovely walks and nature reserves.

- DETACHED HOUSE
- LOUNGE/DINING ROOM
- SUN ROOM
- 80FT GARDEN
- LOCAL SHOPS NEARBY
- GREAT POTENTIAL
- KITCHEN
- THREE BEDROOMS
- PARKING FOR 4 CARS
- EPC RATING: E







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

15'1 x 6'5 (4.60m x 1.96m)

##### LOUNGE/DINING ROOM

24'3 x 12'0 (7.39m x 3.66m)

##### KITCHEN

13'9 x 6'7 (4.19m x 2.01m)

##### TIMBER SUN ROOM

11'3 x 11'11 (3.43m x 3.63m)

##### BEDROOM ONE

13'5 x 11'11 (4.09m x 3.63m)

##### BEDROOM TWO

11'11 x 11'11 (3.63m x 3.63m)

##### BEDROOM THREE

8'5 x 6'6 (2.57m x 1.98m)

##### BATHROOM

8'10 x 6'6 (2.69m x 1.98m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

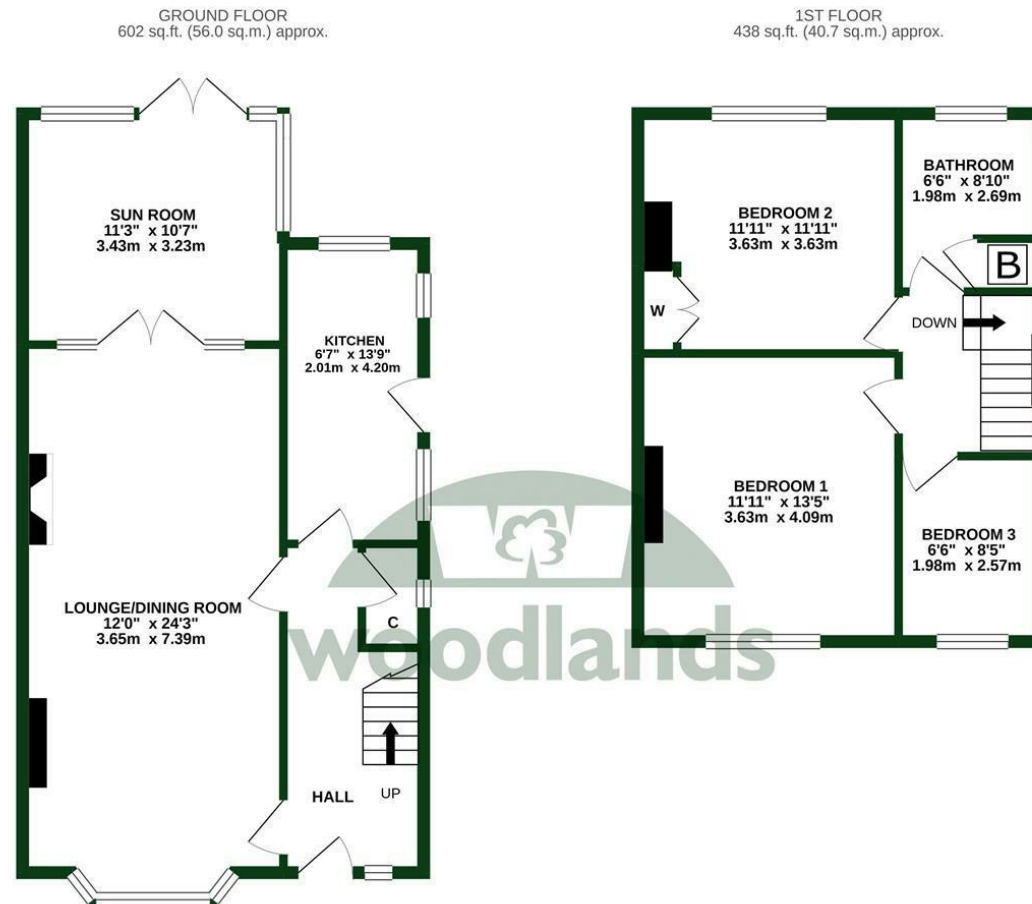
##### 80FT REAR GARDEN

##### PARKING FOR FOR CARS

##### COUNCIL TAX BAND: E







TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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