



**58 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HA**

**£525,000  
FREEHOLD**

Bright and spacious 1930's built home with high ceilings, an amazing garden, driveway and garage.

Located within a short walk of South Merstham shops, excellent schools and both bus and train services, this much loved family home is a rare offering.

To the front of the house there is a storm porch and an attractive bay fronted design. You have a good sized entrance hall, with storage built in under the stairs. The living room is a generously proportioned with a large bay window. There is a separate dining room with direct access to the garden, and a kitchen/breakfast room with a built in larder, stable door to the side and a window overlooking the garden. Up on the first floor there are three decent size bedrooms, the largest of which benefits from the bay window, then there is a bathroom and additional WC, which is highly convenient for family life.

The house has a walled boundary and gates to the front, with a driveway for parking and an attached garage. At the rear you will find a truly delightful, west facing garden that has had many hours of care lavished upon it over the last 35 years.

Nearby there is a parade of shops for all those everyday items, as well as a couple of food outlets and a cafe. Merstham has a brilliant selection of lovely green spaces, all of which are within a few minutes walk. In addition, Merstham train station is less than a mile away, and offers direct services to central London, as well as links to Gatwick.

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- HIGH CEILINGS
- COUNCIL TAX BAND: D
- BEAUTIFUL GARDEN
- SEPARATE KITCHEN
- DRIVEWAY AND GARAGE
- SHOPS NEARBY
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
12'11 x 5'10 (3.94m x 1.78m)

**LOUNGE**  
13'1 x 13'0 (3.99m x 3.96m)

**DINING ROOM**  
13'0 x 10'10 (3.96m x 3.30m)

**KITCHEN**  
13'0 x 8'0 (3.96m x 2.44m)

**FIRST FLOOR**

**LANDING**  
12'10 x 8'1 (3.91m x 2.46m)

**BEDROOM ONE**  
13'6(max) x 13'0 (4.11m(max) x 3.96m)

**BEDROOM TWO**  
13'1 x 10'11 (3.99m x 3.33m)

**BEDROOM THREE**  
8'10 x 8'1 (2.69m x 2.46m)

**BATHROOM**  
5'11 x 5'0 (1.80m x 1.52m)

**SEPARATE WC**  
4'10 x 2'5 (1.47m x 0.74m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**105FT REAR GARDEN**

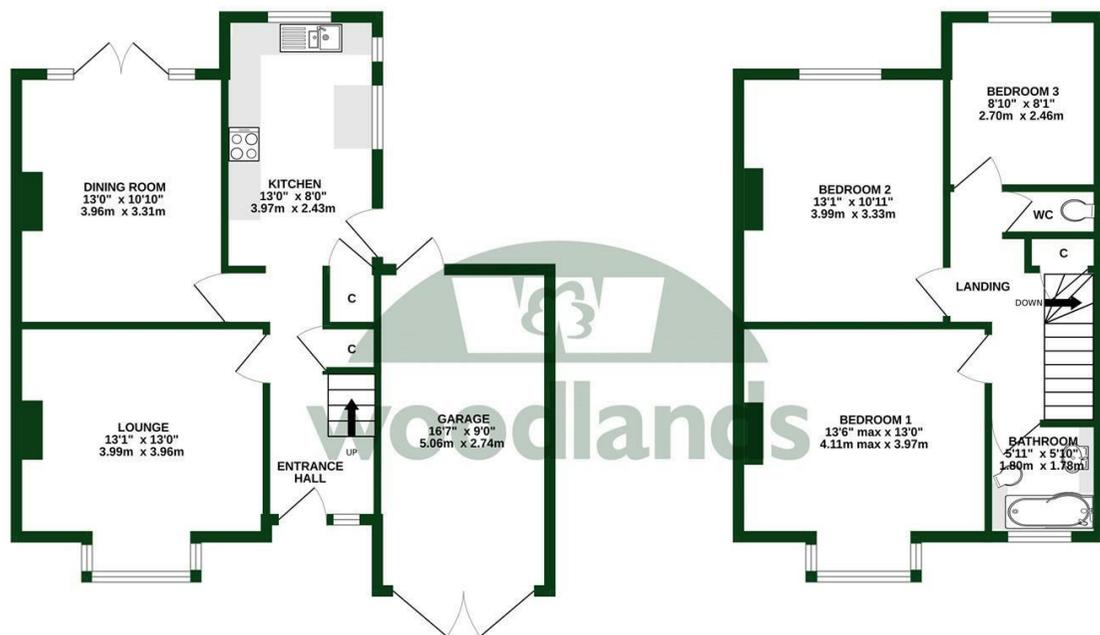
**GARAGE**  
16'7 x 9'0 (5.05m x 2.74m)

**DRIVEWAY WITH OFF ROAD PARKING**



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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.  
Made with Metropix ©2026



woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

propertymark

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.