woodlands

160 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HG
£600,000
FREEHOLD

*** DETACHED, 1930'S BUILT HOME OFFERING VERSATILE ACCOMMODATION AND LOTS OF FUTURE POTENTIAL ***

Situated within easy reach of local shops, some beautiful green spaces, wonderful country pubs, as well as London train links and highly regarded schools, this superb, double fronted chalet style bungalow is in the perfect location.

To the front you have a 60ft garden, with a driveway for several cars and a detached garage. The main entrance is to the side, beyond is an entrance hall with stairs to the first floor. On the ground floor you have a family bathroom, large double bedroom with a bay window to the front, a very spacious lounge/dining room with a York stone fireplace surround, a generous, L-shaped kitchen/breakfast room and a handy rear lobby with a cloakroom and pantry. On the first floor there is a single bedroom, and another good size double bedroom which has built in wardrobes and a sink with vanity unit.

At the rear there is a wonderful, west facing garden, that has a well kept lawn, separate patio area, two timber sheds and a spacious workshop.

Nearby you have a parade of shops with the additional benefit of a Tesco Express only around the corner. Mercers Country Park can be found only 400 yards away, and has an Aqua sports centre as well as a café. You are also within walking distance from The Inn on the Pond, a locally cherished country pub that overlooks a pond and cricket ground.

Merstham has a number of highly regarded schools and it's own mainline train station, which is just under a mile away and has direct services to central London and Gatwick. There are also bus links connecting you into Redhill town centre, where you will find an extensive range of shops and amenities, including a modern, multi screen cinema complex.

- **SOUGHT AFTER LOCATION**
- **GENEROUS LIVING SPACE**
- **THREE BEDROOMS**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: E**
- **VERSATILE ACCOMMODATION**
- **LARGE KITCHEN**
- **DRIVEWAY AND GARAGE**
- **VIEWING HIGHLY RECOMMENDED**
- **EPC RATING: E**

ROOM DIMENSIONS:

ENTRANCE HALL
16'1 x 4'0 (4.90m x 1.22m)

CLOAKROOM
4'8 x 3'9 (1.42m x 1.14m)

LOUNGE/DINING ROOM
26'1 x 12'10 (7.95m x 3.91m)

KITCHEN/BREAKFAST ROOM
22'3 x 21'3 (6.78m x 6.48m)

SIDE LOBBY
5'4 x 2'9 (1.63m x 0.84m)

BEDROOM ONE
12'10 x 11'11 (3.91m x 3.63m)

BATHROOM
9'4 x 4'7 (2.84m x 1.40m)

FIRST FLOOR

LANDING

BEDROOM TWO
14'9 x 10'6 (4.50m x 3.20m)

BEDROOM THREE
10'4 x 8'0 (3.15m x 2.44m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

60FT REAR GARDEN

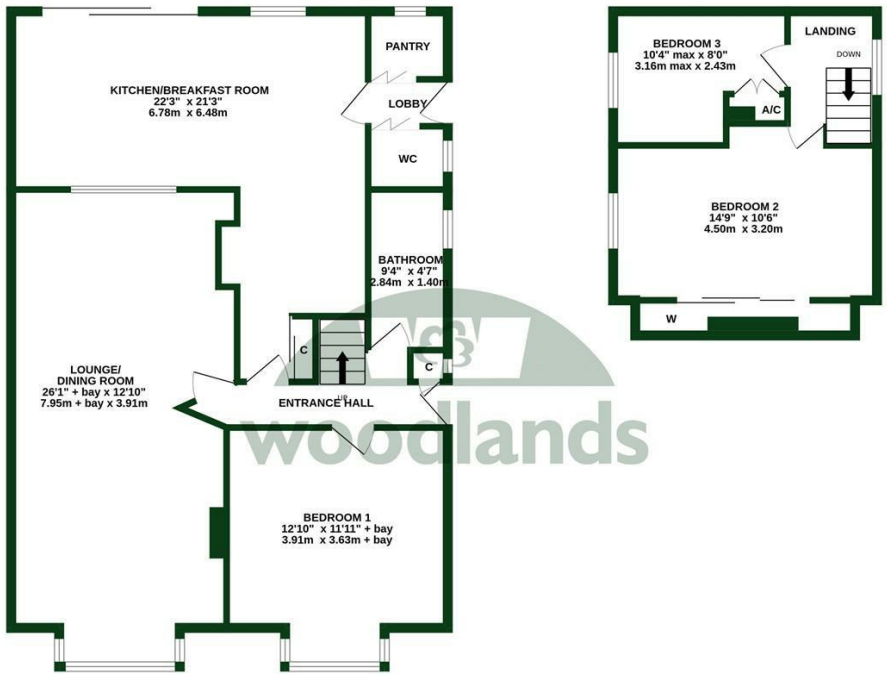
GARAGE
16'5 x 8'5 (5.00m x 2.57m)

OFF ROAD PARKING FOR 3/4 CARS

GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.

TOTAL FLOOR AREA:1270 SQ FT (118 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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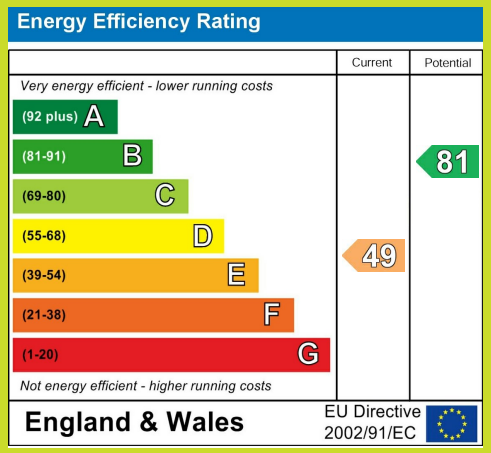

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