



10 KINGS MEAD, SOUTH NUTFIELD, SURREY, RH1 5NN

**£599,950
FREEHOLD**

Spacious and well presented four bedroom home, in a popular cul de sac, close to South Nutfield station.

South Nutfield has long been a highly sought after village, with its wonderful local shop and pub, as well as being surrounded by beautiful countryside and having a train station offering connections to central London.

The house itself is fully double glazed with electric heating. Accommodation comprises a spacious entrance hall with a cloakroom and a utility space, a good size living room to the front of the house, and then to the rear there is a wonderful, open plan reception space, with a stylish kitchen, dining area and a conservatory that has direct access to the rear garden. Upstairs there is a landing with loft access, a principal bedroom with an en-suite shower room and fitted wardrobes, as well three further bedrooms and a well appointed, four piece bathroom, with a contemporary design.

Outside there is a good size front lawn and a driveway providing off road parking for two cars. A side access leads you through to a low maintenance rear garden, with both lawn and patio areas.

Kings Mead benefits from a residents only meadow, that is a rare perk and is used for all sorts of activities.

At the end of the cul de sac there is a footpath that connects through the train station, as well as providing a short cut to the local pub and village shop.

- VILLAGE LOCATION
- FOUR BEDROOMS
- LOW MAINTENANCE GARDEN
- RESIDENTS GREEN SPACE
- COUNCIL TAX BAND: D
- SUPERB LIVING SPACE
- BATHROOM AND ENSUITE
- DRIVEWAY AND FRONT GARDEN
- CLOSE TO STATION
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'2 x 10'4 (3.40m x 3.15m)

CLOAKROOM

5'5 x 2'7 (1.65m x 0.79m)

UTILITY CUPBOARD

3'11 x 2'7 (1.19m x 0.79m)

LOUNGE

15'1 x 10'0 (4.60m x 3.05m)

DINING ROOM

12'4 x 8'2 (3.76m x 2.49m)

KITCHEN

14'2 x 13'2 (4.32m x 4.01m)

CONSERVATORY

12'4 x 8'5 (3.76m x 2.57m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'2 x 10'0 (4.01m x 3.05m)

ENSUITE SHOWER ROOM

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

BEDROOM TWO

9'2 x 8'2 (2.79m x 2.49m)

BEDROOM THREE

12'5 x 6'8 (3.78m x 2.03m)

BEDROOM FOUR

9'2 x 6'8 (2.79m x 2.03m)

BATHROOM

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

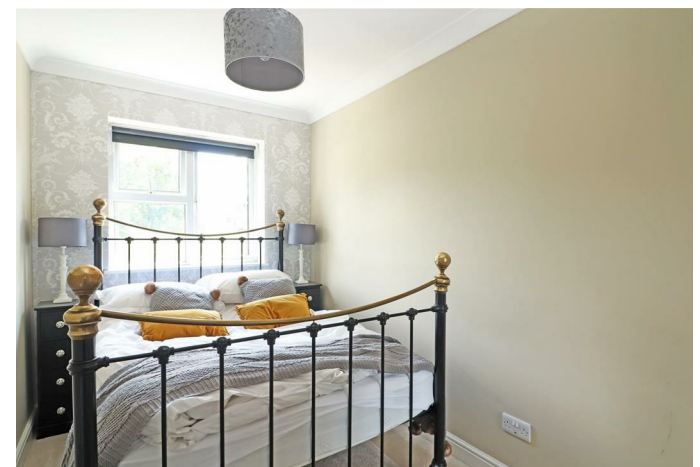
ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

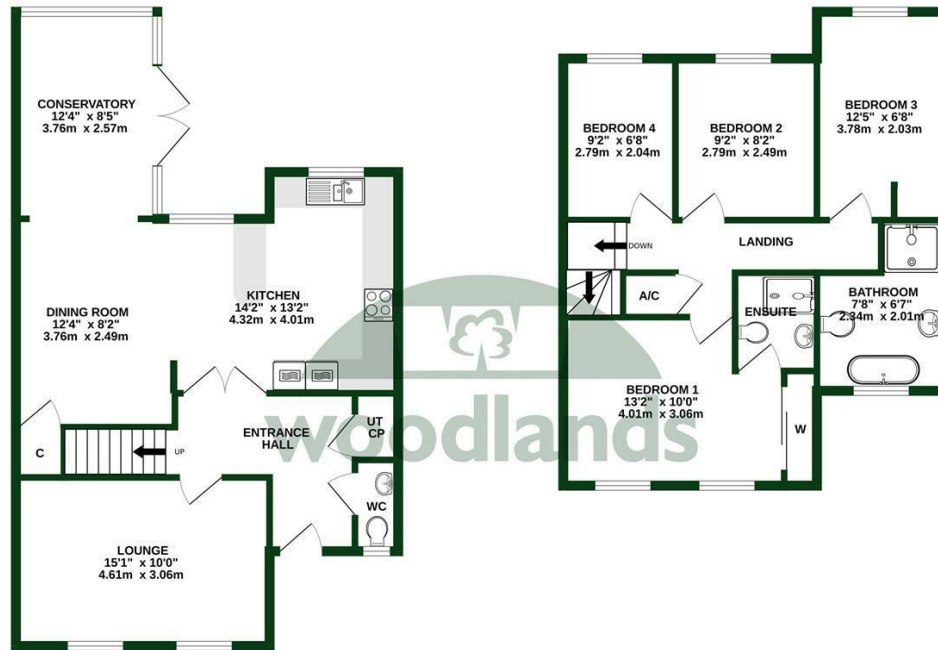
OFF ROAD PARKING FOR 2/3 CARS IN TANDEM

ANNUAL ESTATE CHARGE: £85 PER ANNUM



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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		
(69-80) C		75
(55-68) D	56	
(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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