



Ibbett Mosely



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High Street, Nutfield, RH1 4HG

Guide Price £400,000 Freehold

"OPEN HOUSE VIEWING, BY APPOINTMENT ON SATURDAY 23RD OF AUGUST BETWEEN 10.00 AND 13.00"

A fantastic opportunity to acquire an older style semi-detached two bedroom family home with enormous potential for extension (subject to necessary consents). Although the property has gas central heating and double glazing it now requires updating.

Located in a private road the property is offered for sale with no onward chain.

- Two Bedrooms
- Kitchen/Breakfast Room
- Double Glazing (Except the Sun/Garden Room)
- Bathroom
- Lean to Sun/Garden Room
- Detached Single Garage and Drive
- Reception Room
- Gas Central Heating
- Large Well Stocked Garden

PRICE GUIDE £400,000 TO £425,000

OPEN HOUSE VIEWING ON SATURDAY THE 23rd OF AUGUST BETWEEN 10.00 AND 13.00 - APPOINTMENT REQUIRED - OTHER VIEWINGS BY APPOINTMENT ONLY.

This older style semi-detached home is offered for sale chain free, the property offers enormous potential to extend (as has been done on other homes in the road).

The property has brick and rendered elevations under a tiled roof and has gas central heating and double glazing with the exception of the sun/garden room.

LOCATION

In a private cul de sac away from the High Street (A25), in the village of Nutfield, there is a memorial village hall, recreation ground and local pub.

Redhill to the east is a short drive and is the main shopping centre serving the area, there is also a station in Redhill serving London.

There are state and private schools in the area for all ages as well as sporting and recreational

facilities.

M25 access at junctions 6 or 8 connecting with the M23 and allowing access to both Gatwick and Heathrow Airports .

GROUND FLOOR

A double glazed door opens to the entrance vestibule.

ENTRANCE VESTIBULE

Cupboard with gas boiler for central heating and hot water. Double glazed door to the entrance hall.

ENTRANCE HALL

With radiator, double glazed window and stairs to the first floor with cupboard under.

RECEPTION ROOM

With two radiators, double aspect double glazed windows and deep storage cupboard under the stairs.

KITCHEN/BREAKFAST ROOM

With radiator, double glazed double aspect

windows, door to sun/garden room, base and wall units, single drainer single bowl stainless steel sink unit and electric cooker point.

SUN/GARDEN ROOM

With door to the garden.

FIRST FLOOR

LANDING

With double glazed window

BEDROOM ONE

With radiator, double aspect double glazed windows and wardrobe cupboard.

BEDROOM TWO

With radiator and double glazed window.

BATHROOM

With enclosed bath, w.c. and hand basin. Radiator, double glazed window, linen cupboard with hot water cylinder. Hatch to the loft space and part tiled walls.

OUTSIDE

GARAGE

A drive with parking for two vehicles leads to a DETACHED SINGLE GARAGE with up and over door.

THE GARDEN

There is a small area of partly paved garden to the front of the house with a central rose bed. The back garden is on the west side of the house and includes lawns, flower and shrub beds and borders with roses, camellia, holly, laurel and fuchsia, a vegetable plot and mature trees. There is a garden tap, garden shed and greenhouse.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.
Tandridge District Council - Band "D"

ROUTE TO VIEW

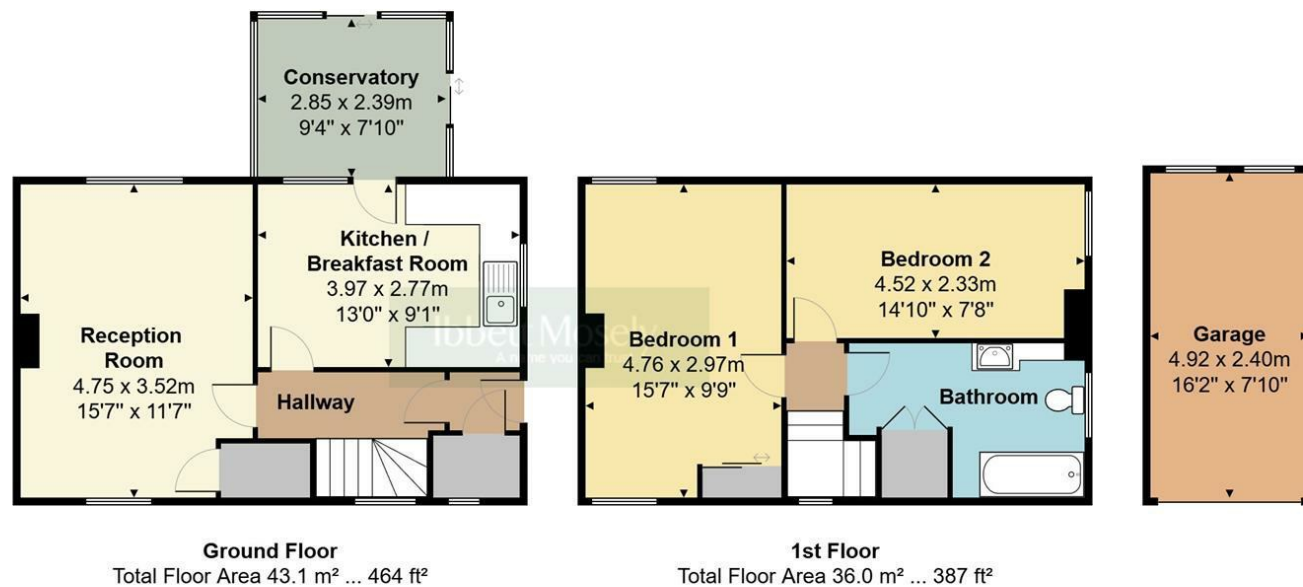
Leave Redhill on the A25 towards Nutfield, Bletchingley and Godstone. The private road leading to the property will be on the left just after Parkwood Road/Blacklands Meadow and is opposite Mid Street.



EPC Rating- D

Park Works Cottages, High Street, Nutfield, RH1

Total Floor Area: 90.9 m² ... 978 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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