



Brampton, Nutfield Road, Redhill, RH1 4BA

welcome to

Brampton, Nutfield Road

A sublime Victorian building set half a mile from Redhill train station so for the commuter it's ideal.

The space will take you back and with the charm and Character in my view it is a property you won't forget.

The high ceilings, picture rails, cornicing and large sash windows all add to the history of this imposing building.

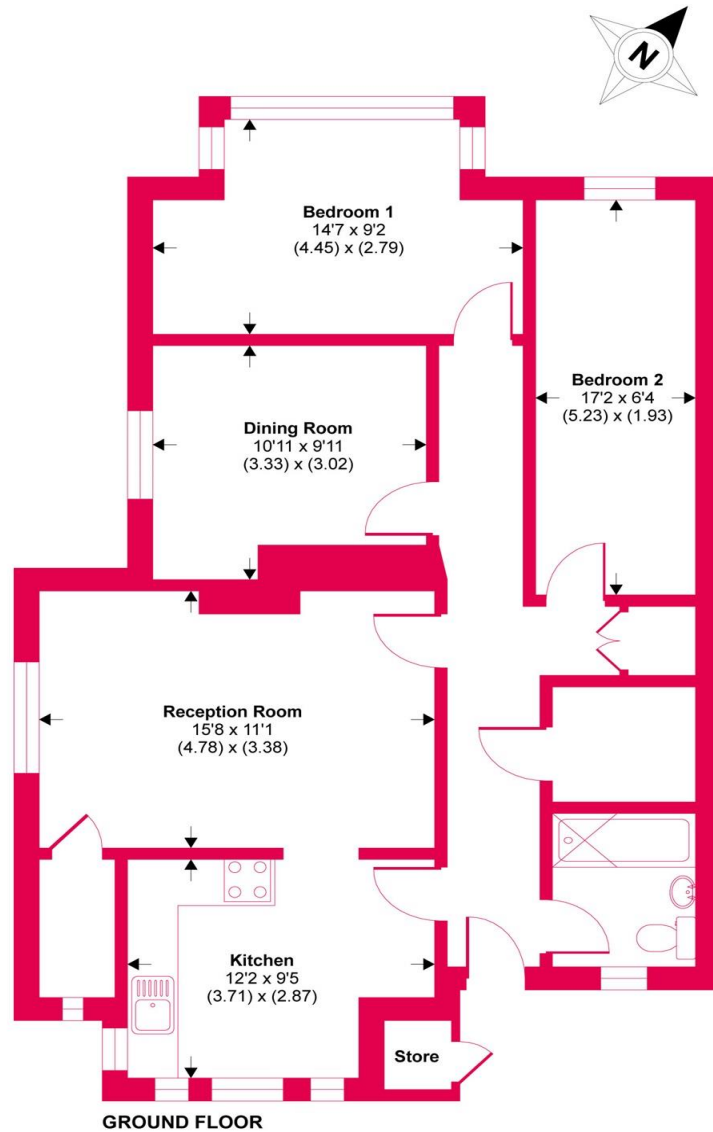
The simple thing to say is to see it yourself as you will not be disappointed.

The property benefits from large entrance hallway, kitchen/diner with great views of the rear communal gardens and green, reception room, bathroom, built in store/cupboard, three double bedrooms, built in cupboards to the hallway, reception room and outside.

A cellar can also be found for the property from the communal gardens.

Redhill and Reigate town centres are nearby for all shopping needs, cafes, restaurants and leisure facilities. Motorways include M25 & M23 for Gatwick and the coast.





Nutfield Road, Redhill, RH1

APPROX. GROSS INTERNAL FLOOR AREA 875 SQ FT 81.2 SQ METRES (EXCLUDES STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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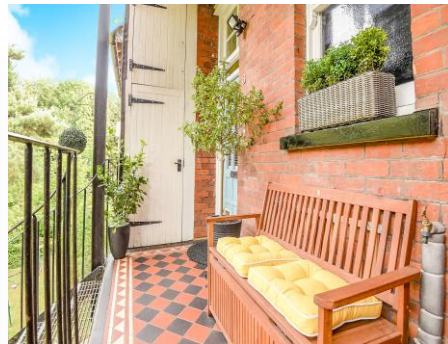
welcome to

Brampton, Nutfield Road

- Three double bedrooms
- Kitchen/diner
- Cellar
- Original features
- Half a mile from Redhill station

Tenure: Commonhold EPC Rating: D

price on application



Please note the marker reflects the
postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
RDH100806 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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