



146 Nutfield Road, Merstham, RH1 3HG
Asking Price £650,000

A three bedroom detached property situated in a popular residential road in the South Merstham area and offering two reception rooms, ground floor wet room/shower room, 14' x 12' kitchen/breakfast room with patio doors opening onto a 12' x 9' covered deck area, integral garage, gardens to front and rear and ample off street parking. Merstham Village offers an Ofsted outstanding Primary School and mainline station providing good commuter links to London, Gatwick and the South coast. The M23/25 can be accessed at Junction 7, the Hooley Interchange with good motorway links to London and the surrounding areas and nearby Redhill town centre offers more comprehensive amenities including a good choice of shops, bars and restaurants.

GLAZED FRONT DOOR

Leading to:

ENTRANCE PORCH

Front aspect obscured glazed window, tiled floor, light, wooden door leading to:

ENTRANCE HALL

Front aspect leaded light windows, radiator, stairs leading to first floor landing, coved ceiling, down-lighters, two understairs storage cupboards, one housing electric meter and fuse board and the other with side aspect window and light, power points, door to:

SITTING ROOM 13'11 x 12'5 (4.24m x 3.78m)

Front aspect Upvc double glazed leaded light square bay windows, radiator, coved ceiling, feature open fireplace with brick hearth and surround, power points, TV aerial point.

DINING ROOM 12'0 x 11'11 (3.66m x 3.63m)

Rear aspect Upvc double glazed sliding patio doors giving access to covered deck, wood flooring, two radiators, power points, coved ceiling, wall mounted light.

INNER LOBBY

Door to:

DOWNSTAIRS WET ROOM/SHOWER ROOM

A white three piece suite comprising pedestal wash hand basin, low level WC, shower cubicle, tiled walls, tiled floor, towel rail, extractor, down-lighters, wall mounted mirror.

KITCHEN/BREAKFAST ROOM 14'8 x 12'8 (4.47m x 3.86m)

Rear aspect Upvc double glazed leaded light window overlooking rear garden, rear aspect stable door giving access to garden.

KITCHEN AREA:

A range of wall mounted and base level units, roll top work surface, one and a half bowl sink, space and plumbing for dishwasher, space and plumbing for washing machine, space for Leisure Rangemaster range oven with extractor hood over, tiled walls, tiled floor, power points, concealed lighting, down-lighters, wall mounted Worcester Bosch boiler.

BREAKFAST AREA:

Continuation of stone tile flooring, radiator, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, airing cupboard, down-lighters, side aspect double glazed window, door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC,

pedestal wash hand basin, moulded bath with centre drainer, chrome mixer tap and shower attachment, mosaic style tiling, tiled walls, chrome heated towel rail, wall mounted heater, front aspect obscured Upvc double glazed leaded light window.

MAIN BEDROOM 12'5 x 11'11 (3.78m x 3.63m)

Front aspect Upvc double glazed leaded light window overlooking front garden, power points, radiator.

BEDROOM 2 12'0 x 11'9 (3.66m x 3.58m)

Rear aspect Upvc double glazed leaded light window overlooking rear garden, radiator, power points.

BEDROOM 3 9'6 x 7'8 (2.90m x 2.34m)

Rear aspect Upvc double glazed leaded light window overlooking rear garden, radiator, power points.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, outside water tap, outside lighting, pond, greenhouse.

COVERED DECK AREA 12'5 x 9'6 (3.78m x 2.90m)

GARDEN STORE 14'0 x 9'0 (4.27m x 2.74m)

Metal up and over door.

INTEGRAL GARAGE 17'4 x 8'2 (5.28m x 2.49m)

With power and light.

FRONT GARDEN

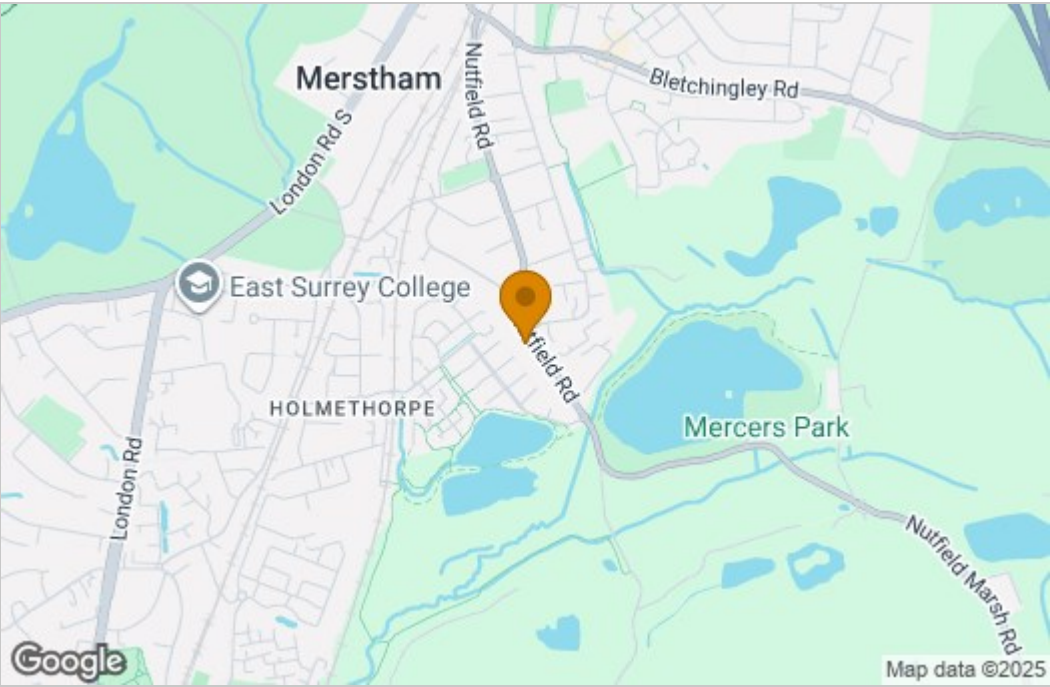
Driveway providing ample OFF STREET PARKING, trellises, side access.

COUNCIL TAX BAND E

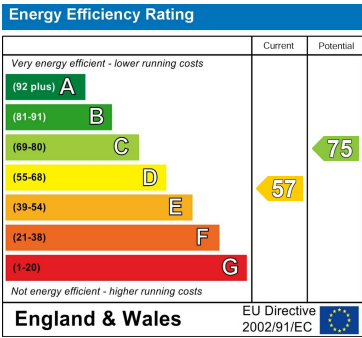
Floor Plan



Area Map



Energy Efficiency Graph



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