



woodlands
01737 77777
for sale



56 HIGH STREET, NUTFIELD, SURREY, RH1 4HE

£395,950

FREEHOLD

***** SEMI DETACHED PERIOD HOME OFFERING REFURBISHMENT OPPORTUNITY *****

This spacious three bedroom semi detached house is offered to the market with no onward chain. Providing an excellent opportunity for someone looking to refurbish a property, this house is crying out for someone to put their own mark on it and make it home!

Situated in Nutfield and siding on to a private road, this convenient location is within a mile of South Nutfield train station. It is easily accessible to local amenities such as Priory Farm, Queens Head Public House and numerous countryside walks. Redhill town centre is also easily accessible with its additional leisure and shopping facilities, and transport links.

The property itself has a traditional layout with a bay fronted lounge, and an entrance hall that passes through to a 14ft dining room. To the rear of the property is the kitchen and beyond that the wet room style shower room. Upstairs are the well proportioned bedrooms - bedroom one being over 14ft. The property has a number of features which could be bought back to life, with plenty of potential.

Outside is the private rear garden which extends to approximately 65ft, again in need of some TLC. The property is double glazed, all bar one window, and gas heated to radiators throughout.

Viewing is highly recommended to appreciate the space and opportunity on offer. Contact Woodlands to arrange.

- SEMI DETACHED
- REFURBISHMENT OPPORTUNITY
- TWO RECEPTIONS
- CONVENIENT LOCATION
- COUNCIL TAX BAND: D
- PERIOD HOME
- THREE BEDROOMS
- 65FT GARDEN
- CHAIN FREE
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE PORCH

FRONT DOOR

ENTRANCE HALL

LOUNGE

13'9 x 10'10 (4.19m x 3.30m)

DINING ROOM

14'5 x 11'6 (4.39m x 3.51m)

KITCHEN

8'5x 8'1 (2.57mx 2.46m)

SHOWER ROOM

8'0" x 4'3" (2.46m x 1.30m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'5 x 11'8 (4.39m x 3.56m)

BEDROOM TWO

11'7 x 11'5 (3.53m x 3.48m)

BEDROOM THREE

13'0 x 8'1(max) (3.96m x 2.46m(max))

DOUBLE GLAZED

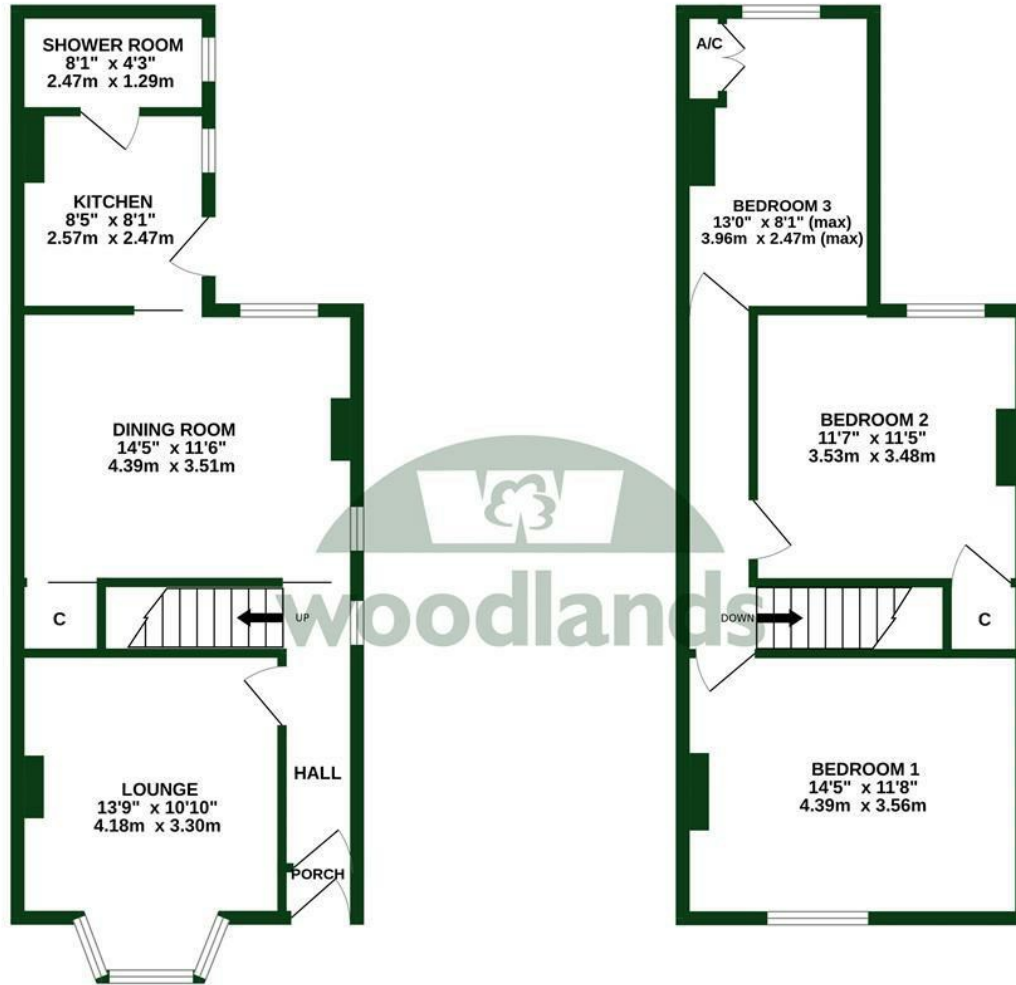
GAS CENTRAL HEATING

65FT GARDEN



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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