


woodlands
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for sale
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23 KINGS MEAD, SOUTH NUTFIELD, SURREY, RH1 5NN
OFFERS OVER £539,000
FREEHOLD

***** LOVELY THREE BEDROOM HOME IN A POPULAR CUL DE SAC WITH A GARDEN OFFICE *****

This end of terrace, three bedroom house is situated in a quiet cul de sac, just a short walk from the centre of the pretty village of South Nutfield.

On the ground floor there is an entrance hall with a cloakroom, to the front you have a good size living room with two double glazed windows, at the rear there is a generous open plan space that comprises a dining room, conservatory and kitchen. On the first floor there is a landing with an airing cupboard and loft access, a spacious double bedroom with fitted wardrobes, two further bedrooms and a family bathroom.

Outside there is a tandem driveway for two cars, as well as a front garden. To the rear you have lovely south facing garden, that is low maintenance and has the bonus of a garden office.

Residents of Kings Mead have the benefit of the sole use of Kings Mead meadow, which is over an acre of enclosed green space and woodland.

South Nutfield itself is a sought after village, with a great community feel, superb local shop, pub and school, as well as a train station which connects to London via Redhill.

- VILLAGE LOCATION
- OPEN PLAN SPACE
- GARDEN OFFICE
- CUL DE SAC
- COUNCIL TAX BAND: D
- THREE BEDROOMS
- SEPARATE LOUNGE
- OFF ROAD PARKING
- GREAT LOCAL SHOP
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
6'7 x 6'6 (2.01m x 1.98m)

CLOAKROOM
3'8 x 3'2 (1.12m x 0.97m)

LOUNGE
15'2 x 9'11 (4.62m x 3.02m)

DINING ROOM
12'4 x 8'1 (3.76m x 2.46m)

KITCHEN
8'11 x 6'7 (2.72m x 2.01m)

CONSERVATORY
14'11 x 9'4 (4.55m x 2.84m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'4 x 10'0 (4.06m x 3.05m)

BEDROOM TWO
10'0 x 8'2 (3.05m x 2.49m)

BEDROOM THREE
9'3 x 6'8 (2.82m x 2.03m)

BATHROOM
7'10 x 4'10 (2.39m x 1.47m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

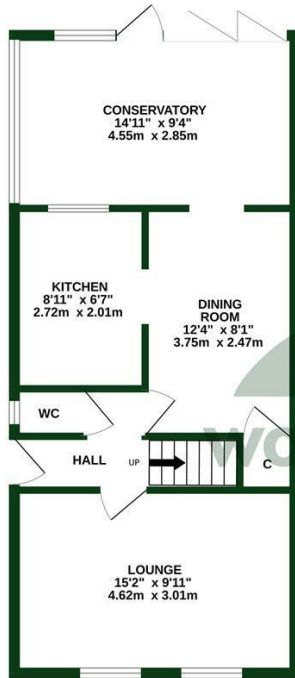
GARDEN OFFICE
8'11 x 8'7 (2.72m x 2.62m)

OFF ROAD PARKING FOR TWO CARS

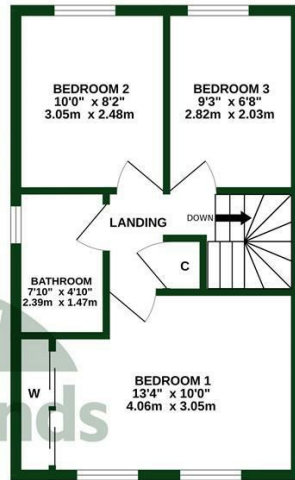
ESTATE CHARGE: £85 PER ANNUM



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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		80
(69-80) C		
(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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