



**72 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HA
OFFERS IN EXCESS OF £530,000
FREEHOLD**

***** EXTENDED, THREE BEDROOM FAMILY HOME WITH A WEST FACING GARDEN, LOCATED CLOSE TO SHOPS *****

This 1930's built home has been extended to offer generous living accommodation, and has the benefit of being in a convenient location, close to shops, schools and transport links.

There is an entrance hall with storage under the stairs, and access to a utility room, which has the plumbing for a WC. You have a comfortable living room to the front, and a separate dining room which opens onto a bright kitchen.

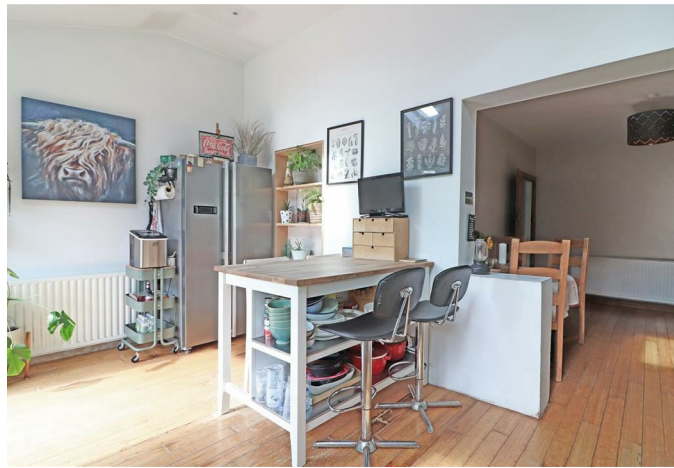
On the first floor there is a landing with a window to the side and loft access. You have two spacious double bedrooms, a single bedroom and a family bathroom.

Outside there is a hardstanding to the front, which could have a dropped kerb installed (subject to the usual permission). A side access leads through to a lovely, west facing garden, that has both lawn and patio areas, a timber shed, and a rear access to a single, detached garage.

Nearby you will find lots of public green spaces, some excellent schools, and a local parade of shops. In addition, Merstham has a mainline station, that offers direct services into central London, as well as Gatwick and the south coast.

- GREAT LIVING SPACE
- LOUNGE AND DINING ROOM
- FIRST FLOOR BATHROOM
- WEST FACING GARDEN
- COUNCIL TAX BAND: D
- THREE BEDROOMS
- SPACIOUS KITCHEN
- GARAGE TO REAR
- SHOPS NEARBY
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

14'9 x 5'5 (4.50m x 1.65m)

LOUNGE

13'6 x 11'3 (4.11m x 3.43m)

DINING ROOM

13'0 x 9'10 (3.96m x 3.00m)

KITCHEN

15'7 x 10'5 (4.75m x 3.18m)

UTILITY ROOM

6'11 x 4'5 (2.11m x 1.35m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'1 x 11'0 (3.68m x 3.35m)

BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)

BEDROOM THREE

9'1 x 6'0 (2.77m x 1.83m)

BATHROOM

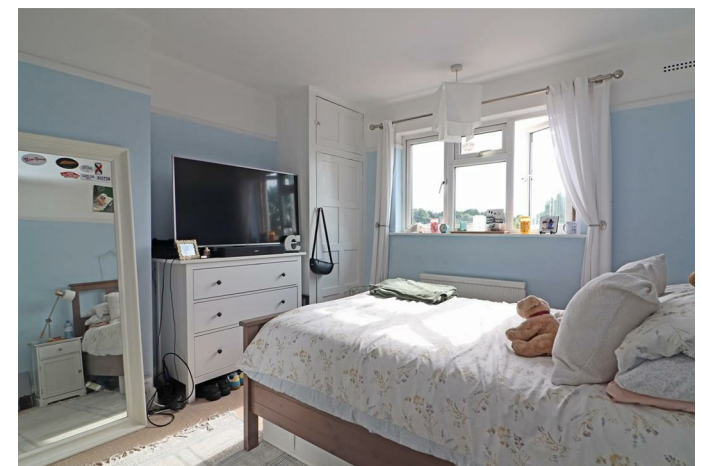
5'10 x 5'10 (1.78m x 1.78m)

GAS CENTRAL HEATING

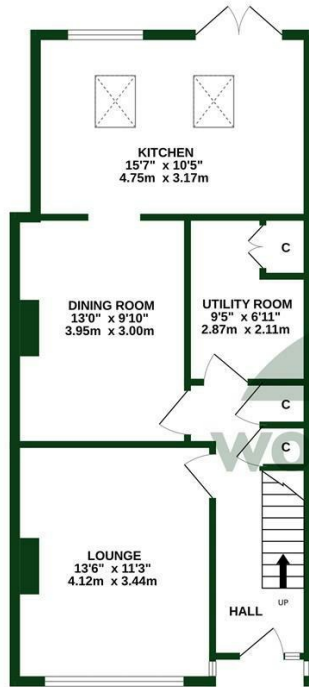
PARTIALLY DOUBLE GLAZED

50FT WEST FACING GARDEN

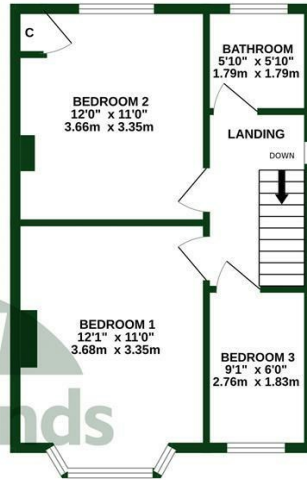
GARAGE TO REAR



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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