



4 SHORTACRES, NUTFIELD, SURREY, RH1 4HJ

**£475,000
FREEHOLD**

***** NO CHAIN *****

***** SOUGHT AFTER DEVELOPMENT OF ONLY 14 HOUSES, WITH A GARAGE AND PARKING *****

Built in the late 1990's, Shortacres is a very popular development of two and three bedroom house. This particular property has three bedrooms, and is end of terrace, therefore benefitting from side access to the garden.

Through the front door there is an entrance hall and a cloakroom. You have a semi open plan living space, comprising of a lounge and dining area, with windows to the front and sliding doors to the rear. You have a separate kitchen that has a door to the rear garden.

On the first floor there is a landing with loft access and an airing cupboard. There are three bedrooms and a family bathroom, as well as an en-suite shower room off the main bedroom.

Outside, you have an allocated parking space within the development, as well as a garage en-block. A side passage leads to the rear of the house, where you have a gate opening onto the garden. Measuring around 35ft, the garden has a patio area, with a lawn garden and a pleasant westerly aspect.

Nutfield has a popular local pub, which is just across the road, and within South Nutfield you will find a great village shop, and a train station that connects to London via Redhill. In addition, there is an abundance of superb Surrey countryside on your doorstep.

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|------------------------------|-----------------------|
| ■ LOVELY DEVELOPMENT | ■ VILLAGE LOCATION |
| ■ OFF ROAD PARKING | ■ GARAGE |
| ■ THREE BEDROOMS | ■ BATHROOM & EN-SUITE |
| ■ LOUNGE OPEN TO DINING ROOM | ■ WEST FACING GARDEN |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

6'01" x 15'10" (1.85m x 4.83m)

CLOAKROOM

2'06" x 4'05" (0.76m x 1.35m)

LOUNGE

11'0" x 15'11" (3.35m x 4.85m)

DINING ROOM

9'05" x 9'08" (2.87m x 2.95m)

KITCHEN

7'08" x 9'09" (2.34m x 2.97m)

FIRST FLOOR

LANDING

BEDROOM ONE

9'05" min x 11'05" (2.87m min x 3.48m)

ENSUITE SHOWER ROOM

10'09" x 3'01" (3.28m x 0.94m)

BEDROOM TWO

9'05" min x 11'03" (2.87m min x 3.43m)

BEDROOM THREE

7'09" x 7'09" (2.36m x 2.36m)

BATHROOM

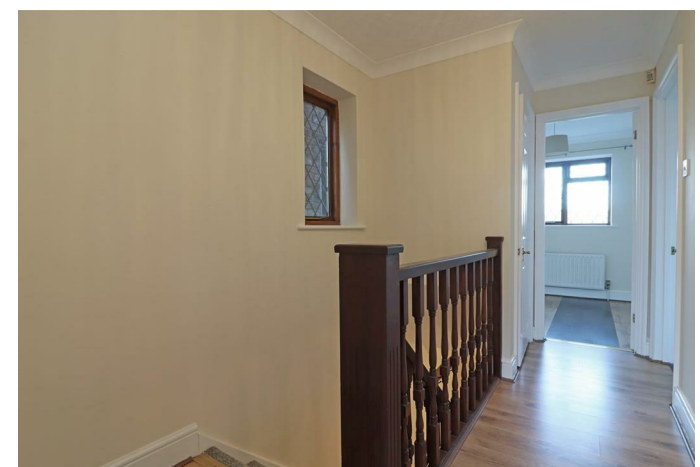
6'05" x 6'02" (1.96m x 1.88m)

WOOD DOUBLE GLAZED WINDOWS

OFF ROAD PARKING FOR ONE CAR

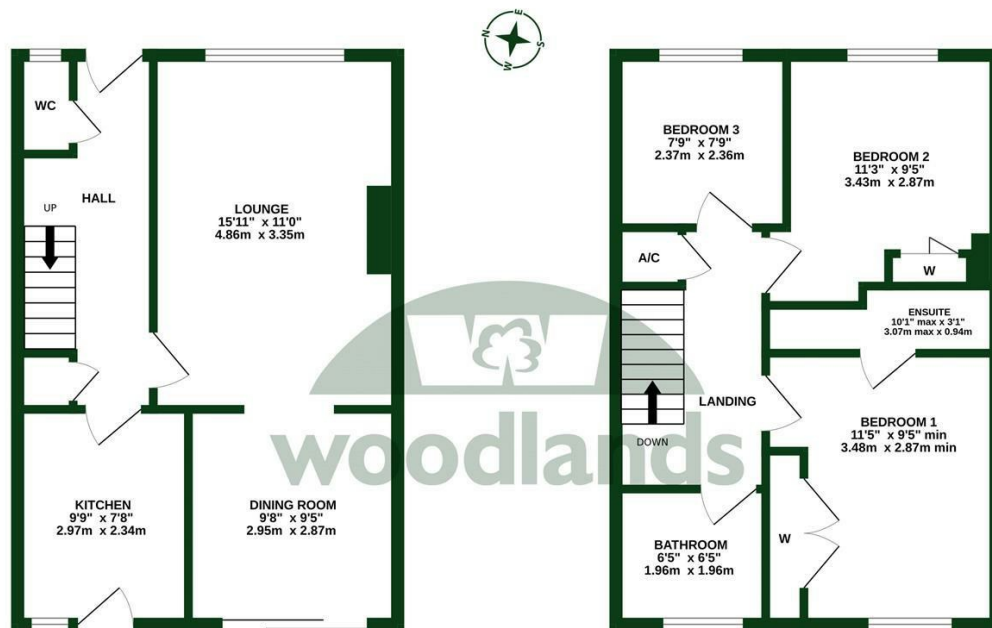
REAR GARDEN

ESTATE CHARGE: £456 PER ANNUM (£38 PCM)



GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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		84
(69-80) C	70	
(55-68) D		
(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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