





**58 TRINDLES ROAD, SOUTH NUTFIELD, SURREY, RH1 4JN**  
**GUIDE PRICE £425,000**  
**FREEHOLD**

**\*\*\* FULL REFURBISHMENT REQUIRED \*\*\***

**\*\*\* VICTORIAN END TERRACE HOUSE, WITH OFF ROAD PARKING AND SUPERB WESTERLY VIEWS TO THE REAR \*\*\***

Situated in a popular side street, in the heart of South Nutfield village, this end terrace house has stacks of potential.

To the side is the main entrance, which opens to a lobby with the stairs straight ahead. To the front of the house there is a living room, with a cast iron fireplace. centrally there is a dining room with storage under the stairs and a window to the rear. Off the dining room there is a separate kitchen, with a door to the bathroom and cloakroom, as well as access to a lean to. On the first floor there is a double bedroom to the front, another double to the rear which has a door into the third bedroom.

Outside you have off road parking for one car to the front, a side access leads to the lean to, which in turn allows access to the back garden. At the rear there is a 65ft garden, which is west facing and has superb views over fields.

South Nutfield has a wonderfully well stocked village store, as well as a superb farm shop and a local pub. There is a highly regarded school within the village also, and you have the benefit of a train station, that has services to central London via Redhill.

- GREAT PROJECT
- VICTORIAN HOUSE
- OFF ROAD PARKING
- GREAT VIEWS
- COUNCIL TAX BAND: D
- NO CHAIN
- END TERRACE
- WEST FACING GARDEN
- VILLAGE LOCATION
- EPC RATING: F







**ROOM DIMENSIONS:**

**LOUNGE**

12'5 x 11'2 (3.78m x 3.40m)

**DINING ROOM**

11'2 x 9'11 (3.40m x 3.02m)

**KITCHEN**

7'11 x 7'8 (2.41m x 2.34m)

**LEAN-TO**

8'2 x 6'7 (2.49m x 2.01m)

**BATHROOM**

5'11 x 5'2 (1.80m x 1.57m)

**SEPARATE WC**

5'11 x 2'5 (1.80m x 0.74m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

12'6 x 11'3 (3.81m x 3.43m)

**BEDROOM TWO**

11'2 x 10'1 (3.40m x 3.07m)

**BEDROOM THREE**

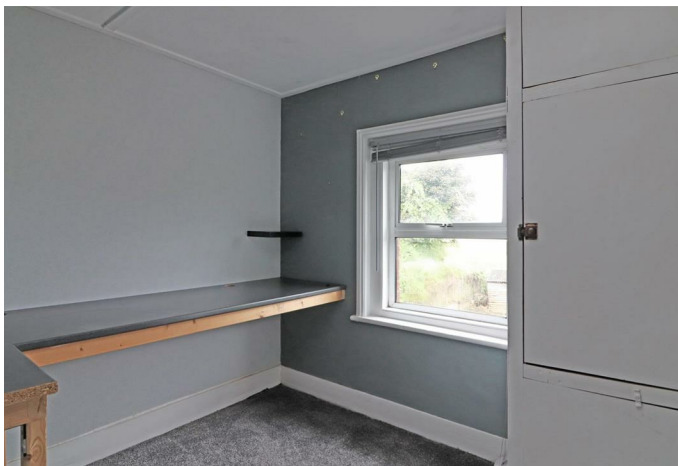
8'0 x 7'7 (2.44m x 2.31m)

**GAS CENTRAL HEATING**

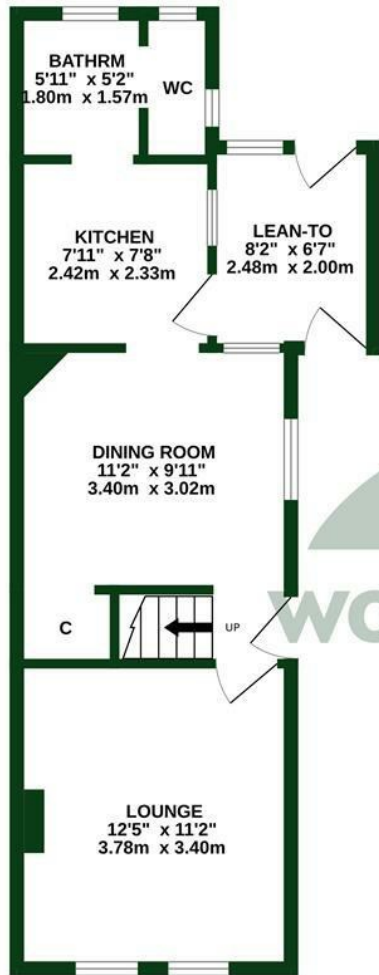
**PARTLY DOUBLE GLAZED**

**OFF ROAD PARKING**

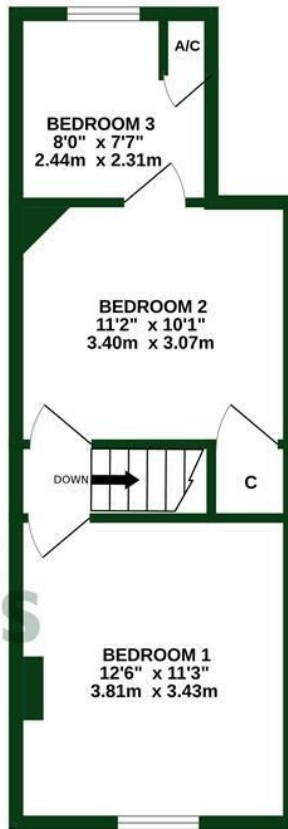
**REAR GARDEN**



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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