



**3 THE COURTYARD NORTH STATION APPROACH, SOUTH
NUTFIELD, SURREY, RH1 4JS
OFFERS IN EXCESS OF £300,000
LEASEHOLD - SHARE OF FREEHOLD**

***** TWO BEDROOM SPLIT LEVEL MAISONETTE LOCATED IN THE HEART
OF SOUTH NUTFIELD VILLAGE BENEFITTING FROM OFF ROAD PARKING
AND A SHARE OF THE FREEHOLD *****

This attractive split level property presented in very good condition throughout is located in a prime spot within the lovely village of South Nutfield, close to the local shop and train station.

Through the private front door there is a split level landing with a Velux window, stepping down you enter into a spacious open plan area which contains your living, dining and kitchen space with a large bay window and a Juliet balcony at the rear. Off the open plan space there is a shower room which also has a very handy utility space.

On the upper floor there are two double bedrooms both of which have Velux windows to the rear, the main bedroom has a large built in storage cupboard and there is also a bright family bathroom with a Velux window to the front.

Outside you have a communal decked garden within the courtyard and the benefit of allocated off road parking for one car.

South Nutfield village is a very popular location due to it's friendly community and the lovely countryside surroundings. In addition you have the practicality of train links to London via Redhill, and the convenience of a well stocked local shop.

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|------------------------------------|-------------------------------------|
| ■ SPLIT LEVEL MAISONETTE | ■ VILLAGE LOCATION |
| ■ TWO DOUBLE BEDROOMS | ■ TWO BATHROOMS |
| ■ PRIVATE FRONT DOOR | ■ SPACIOUS OPEN LIVING SPACE |
| ■ STATION AND SCHOOL NEARBY | ■ CLOSE TO SHOPS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL

SHOWER ROOM

9'6 x 3'6 (2.90m x 1.07m)

LOUNGE/DINING/KITCHEN

17'3 x 17'1 (5.26m x 5.21m)

FIRST FLOOR:

BEDROOM ONE

11'8 x 8'3 (3.56m x 2.51m)

BEDROOM TWO

9'1 x 8'10 (2.77m x 2.69m)

BATHROOM

8'5 x 4'9 (2.57m x 1.45m)

GAS CENTRAL HEATING

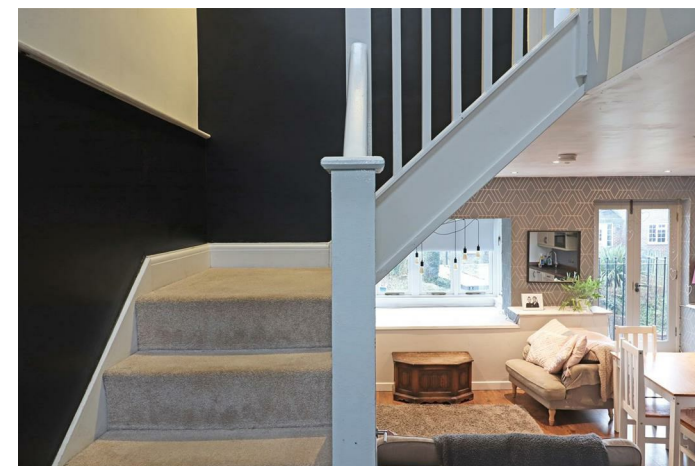
COMMUNAL DECKED GARDEN

OFF ROAD PARKING FOR ONE CAR

SHARE OF FREEHOLD

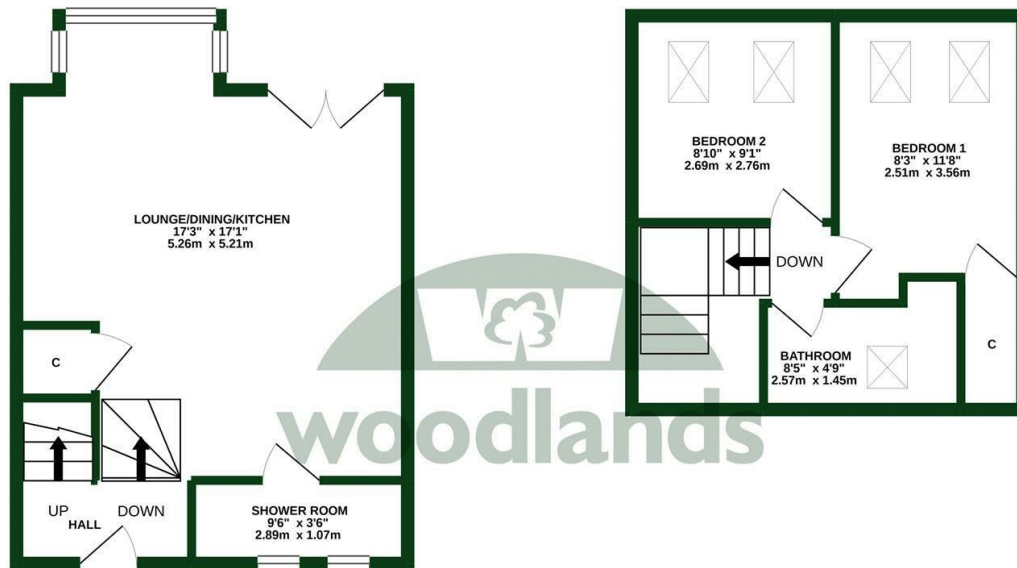
YEARS REMAINING ON LEASE: 107

MAINTENANCE: ON AN AS & WHEN BASIS



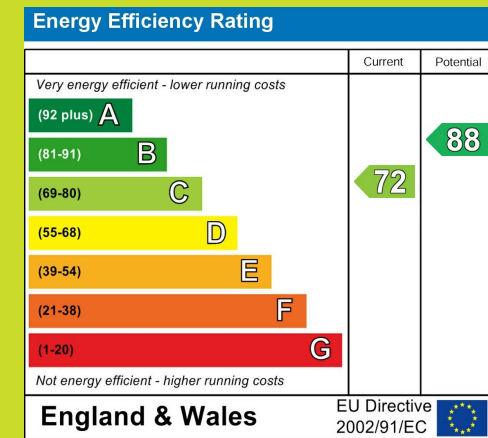
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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