



26 TRINDLES ROAD, SOUTH NUTFIELD, SURREY, RH1 4JN

**£435,000
FREEHOLD**

***** STYLISH, CHARACTER HOME IN THE HEART OF SOUTH NUTFIELD VILLAGE *****

Located a stones throw from the local shop, school, pub and station, this attractive Victorian home is superbly situated, and has been updated by the current owners.

Through the front door there is an open plan, dual aspect lounge and dining space, with a wood burning stove, and storage under the stairs. A door leads through to a fitted kitchen, that overlooks the rear garden and has access to a lean to utility room, which lets onto the rear garden. Upstairs there is a landing area, two bedrooms, the larger of which benefitting from fitted wardrobes. In addition, there is a stylish shower room, with a double glazed window to the rear.

Outside, there is an enclosed front courtyard, with a bin store. A side path leads down to the rear garden, which measures around 35ft, and has a sunny, southerly aspect. In addition, you have a access gate at the foot of the garden.

At the end of the street you have Holborns, the local store for many years now, offering a great range of goods. Across the road is the highly regarded village school, then just around the corner you have the local pub and train station, which offers connections to London, via Redhill.

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|-----------------------|-----------------------|
| ■ CHARACTER HOME | ■ VILLAGE LOCATION |
| ■ STYLISH INTERIOR | ■ SOUTH FACING GARDEN |
| ■ TWO BEDROOMS | ■ KITCHEN AND UTILITY |
| ■ WOOD BURNER | ■ PARKING ON STREET |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINING ROOM

22'0 x 12'2 (max) (6.71m x 3.71m (max))

KITCHEN

7'11 x 7'0 (2.41m x 2.13m)

UTILITY ROOM

7'8 x 4'10 (2.34m x 1.47m)

FIRST FLOOR

LANDING

BEDROOM ONE

10'11 x 10'11 (3.33m x 3.33m)

BEDROOM TWO

10'8 x 6'2 (3.25m x 1.88m)

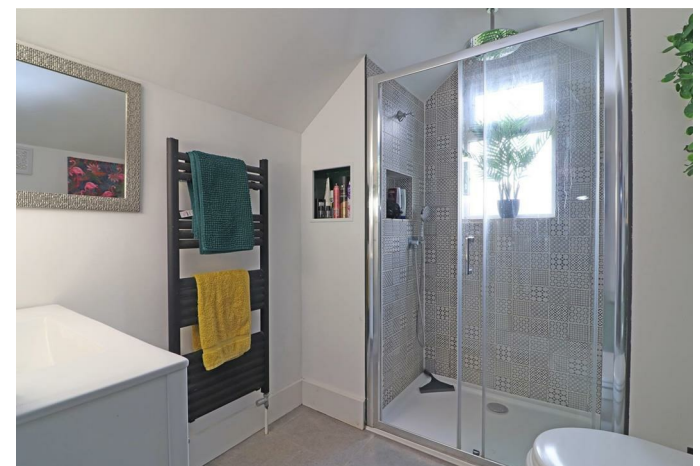
SHOWER ROOM

7'8 x 6'7 (2.34m x 2.01m)

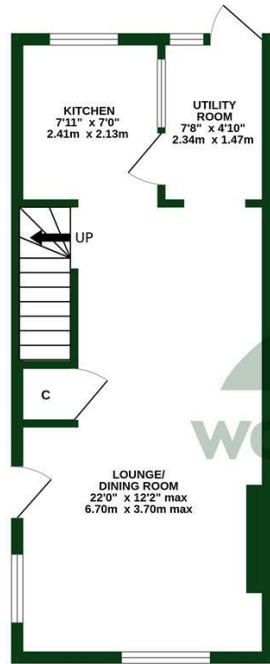
GAS CENTRAL HEATING

DOUBLE GLAZED SASH WINDOWS

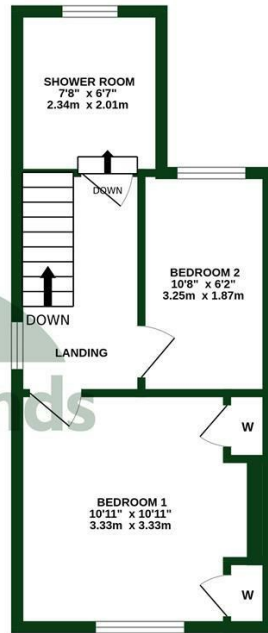
SOUTH FACING 35FT GARDEN



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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, fixtures 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		87
(69-80) C		
(55-68) D	60	
(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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