



# North Station Approach, South Nutfield

£300,000







The Courtyard is a lovely property, which feels far more like a house than a maisonette. It has a lovely open plan living, dining area and kitchen with two spacious bedrooms upstairs and two bathrooms. I love the outside space that comes with this property - We have enjoyed sitting in the courtyard area in the sunshine and the children have had plenty of space to play. The location of the property is great - 1 minute walk to Nutfield train station and a short walk to the local primary school, parks and pubs







GUIDE PRICE £300,000 - £325,000

Set within a well maintained development just a stone's throw from Nutfield Station, this beautifully presented and exceptionally spacious two double bedroom split level maisonette offers the perfect blend of modern convenience and countryside charm.

Arranged over two floors, the property boasts a unique layout with generous proportions throughout. Both bedrooms are true doubles, ideal for sharers, guests, or those working from home. Two stylish bathrooms, one on each level providing flexibility and comfort for day to day living.

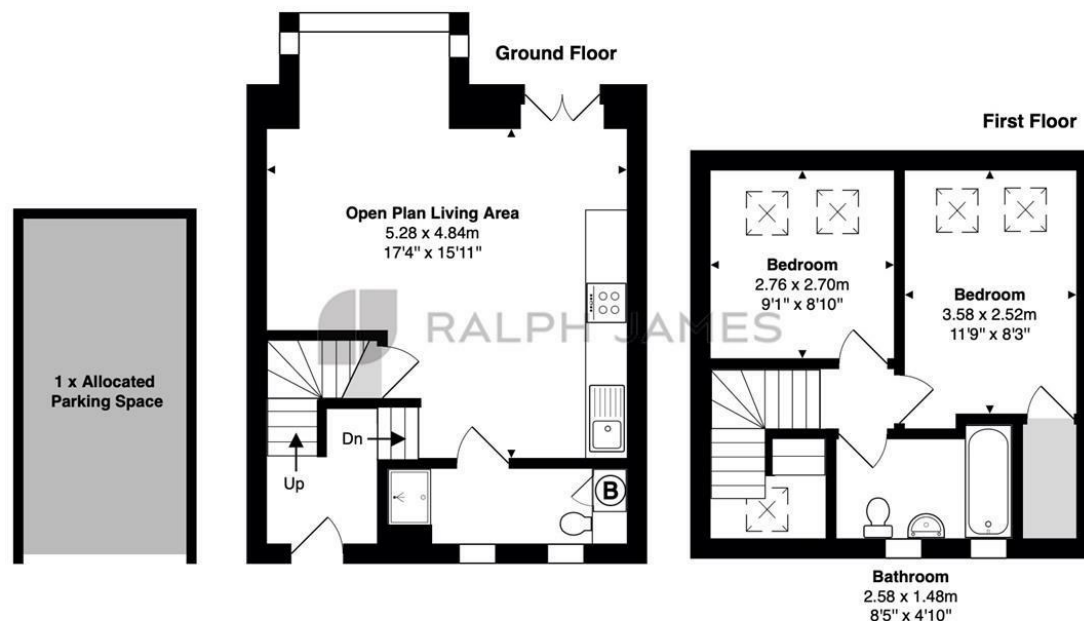
Offered in fantastic condition, the apartment is ready to move straight into, with a bright and airy feel throughout. The communal outdoor space offers a peaceful spot to soak up the sun, while scenic walks and open countryside are quite literally on your doorstep, making this home perfect for lovers of the outdoors.

Further benefits include one allocated parking space, ample storage, and easy access to local amenities and transport links making it a superb opportunity for first-time buyers, downsizers, or investors alike.

A must see property in a great location early viewing is highly recommended.

## Need to know

- Two double bedroom split level maisonette
- One allocated parking space
- Stones throw away from Nutfield station
- Presented in immaculate condition
- Communal outside courtyard
- Two bathrooms, split between each floor
- Bright and airy apartment with tons of natural sunlight
- Share of freehold property



The Courtyard, North Station Approach, South Nutfield

Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup> (excluding 1 x allocated parking space)

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## Interested?

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