



**Nutfield Road, Redhill**  
£340,000





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Our first floor maisonette is brimming with character and has a well-connected open plan feel. We love the privacy that comes with its elevated position, being immersed in the surrounding greenery, as well as the garden that is a secret, tucked away space just for us. We really like the cosy living room, and have found that especially with fireplace, it is perfect for hosting guests even in the winter. We also like being within walking distance to Merstham train station as we can easily take day trips into London.

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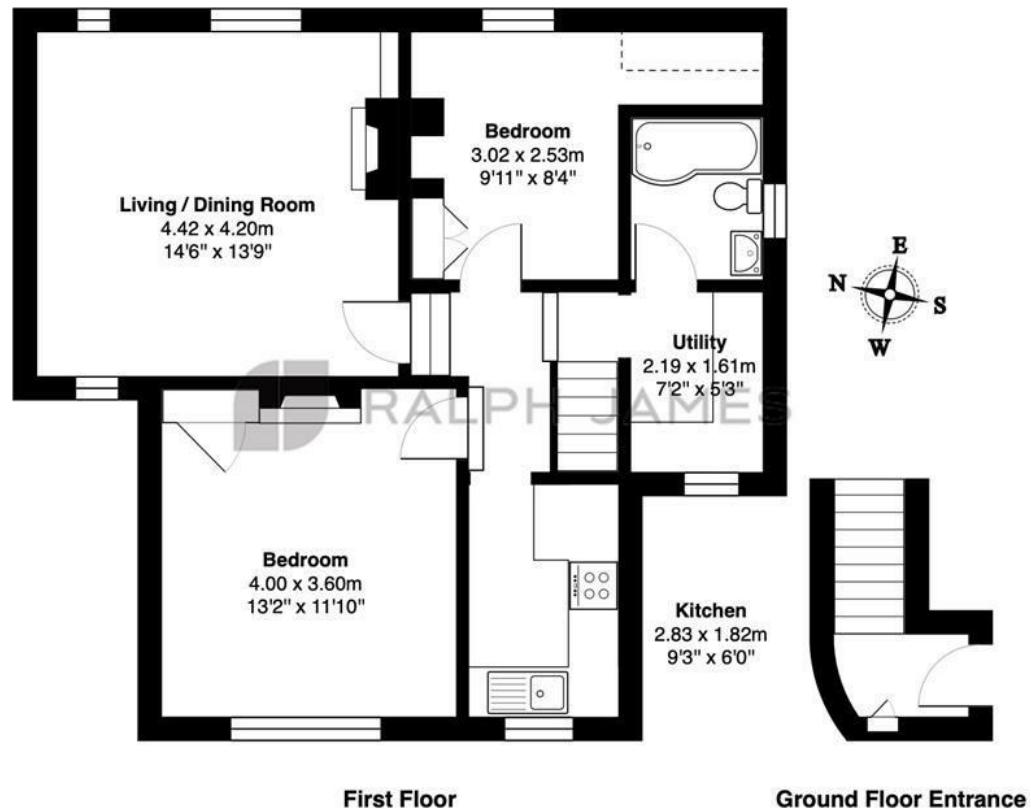
Set within an attractive detached period property on Nutfield Road, this first-floor maisonette combines timeless charm with practical living. The location couldn't be better—right across from a peaceful park and just a short walk to Merstham Station, making it ideal for commuters and anyone who enjoys having green space on their doorstep. Local shops and everyday amenities are close by, adding to the convenience.

Inside, the home offers two comfortable bedrooms, a bright and generously sized lounge, a separate kitchen with plenty of storage, a modern bathroom, and a useful utility room. There's also private access to the loft, providing excellent storage space that's often hard to come by in similar properties. At the rear, a secluded garden offers a quiet escape, complete with a powered shed—perfect for hobbies or storage.

Whether you're a first-time buyer, downsizing, or looking for a smart investment, this property ticks all the right boxes. It's well-connected, full of character, and ready to welcome its next owner.

## Need to know

- First-floor maisonette in a detached period-style property, offering charm and character
- Two spacious bedrooms with versatile layout and storage options
- Generous sized lounge with dual aspect windows
- Separate kitchen with ample cabinetry and work top space
- Utility room for laundry and extra storage
- Private loft access providing valuable storage space
- Secluded rear garden with a powered shed—ideal for hobbies, tools, or a mini workshop
- Prime location opposite a park, close to Merstham Station and local shops for easy living
- Excellent connectivity with easy access to Redhill, Reigate, and major road links including the M25
- Period-style architecture offering timeless curb appeal and a sense of heritage



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## Interested?

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1

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