



**Price**  
**£700,000**

**Freehold**

3x  2x  3x 

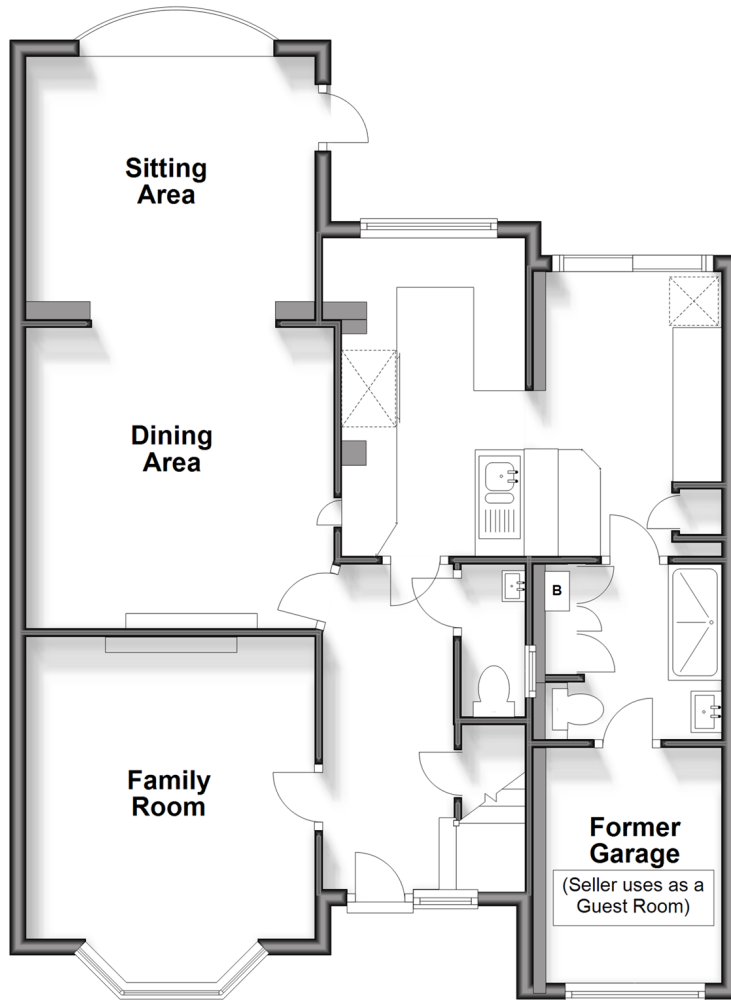
**Nutfield Road,  
Merstham, Redhill,  
Surrey, RH1**

**OVER 60?**

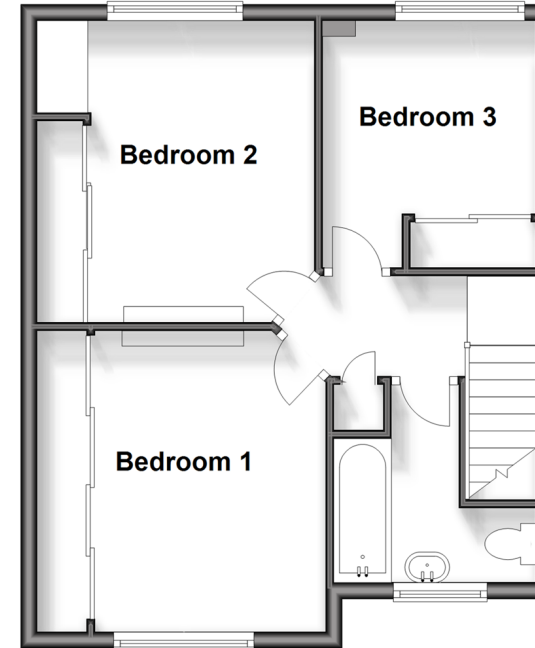
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 77.7 sq. metres (836.6 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (463.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Sitting/Dining Room: 22'2 x 12'2 (6.76m x 3.71m)

Family Room: 13'11 x 11'5 (4.24m x 3.48m)

Bedroom 4: 9'4 x 7'1 (2.85m x 2.16m)

En-suite

Kitchen/Breakfast Room: 14'11 x 12'2 (4.55m x 3.71m)

Cloakroom

### FIRST FLOOR

Bedroom 1: 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 2: 12'4 x 11'5 (3.76m x 3.48m)

Bedroom 3: 10'1 x 8'3 (3.08m x 2.52m)

Family Bathroom

### OUTSIDE

Rear Garden

Front Garden





## Main features

- Spacious Driveway
- Mature Front and Rear Gardens
- Potential to Extend Subject to Necessary Consents
- Garage used as a Self Contained Annexe
- Sought After Location
- Multiple Reception Rooms
- Spacious Layout

### Nearest Schools

Primary Schools: Lime Tree Primary 0.3 miles, Merstham Primary 0.7 miles, Furzefield Primary 0.8 miles

Secondary Schools: St Nicholas School 0.4 miles, Woodfield School 0.6 miles, The Warwick School 0.8 miles

### Transport Information

Train Stations: Merstham 1.0 miles, Redhill 2.4 miles, Reigate 2.4 miles

### Address

Nutfield Road, Merstham, Redhill, Surrey, RH1

### Directions

For directions to this property please contact us.





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Call Redhill Branch 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	D(68)	C(79)

23411284/20240620/JB2/JB2