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**155 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HH**

**£400,000  
FREEHOLD**

**\*\*\* TERRACED, THREE BEDROOM HOUSE IN A POPULAR LOCATION,  
WITH A GARAGE EN-BLOCK \*\*\***

Located in South Merstham, close to shops, schools and lots of green spaces, this late 1960's built house would make a great family home.

Through the front door you have an entrance porch with built in storage. There is a spacious living room, with a double glazed window to the front and stairs to the first floor. Through the double doors there is a kitchen and dining area, which both overlook and have doors out to the rear garden. Upstairs you have a landing with loft access, two generous double bedrooms, a further bedroom and a bathroom.

Outside there is a garden area to the front, and to the rear is an enclosed garden, with both lawn and patio areas. You have parking on the street within designated bays.

Nearby there is a parade of local shops, bus routes connecting you to Merstham and Redhill train stations, where you can hop on direct services to central London and Gatwick airport. Merstham also has a number of great schools, including Lime Tree and Merstham Park.

Mercers park is close by and offers a range of watersport as well as fishing. In addition, The Inn on Pond pub, which is in a lovely setting next to a cricket ground, can be found only half a mile away.

- |                              |                         |
|------------------------------|-------------------------|
| ■ <b>VILLAGE LOCATION</b>    | ■ <b>THREE BEDROOMS</b> |
| ■ <b>LOUNGE</b>              | ■ <b>DINING ROOM</b>    |
| ■ <b>KITCHEN</b>             | ■ <b>BATHROOM</b>       |
| ■ <b>GARAGE EN BLOCK</b>     | ■ <b>SHOPS NEARBY</b>   |
| ■ <b>COUNCIL TAX BAND: D</b> | ■ <b>EPC RATING: C</b>  |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

6'3 x 3'7 (1.91m x 1.09m)

##### LOUNGE

17'6 x 15'8(max) (5.33m x 4.78m(max))

##### DINING ROOM

10'8 x 9'7 (3.25m x 2.92m)

##### KITCHEN

10'5 x 5'10 (3.18m x 1.78m)

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

15'5 x 9'7 (4.70m x 2.92m)

##### BEDROOM TWO

11'1 x 9'6 (3.38m x 2.90m)

##### BEDROOM THREE

11'1 x 5'10 (3.38m x 1.78m)

##### BATHROOM

7'10 x 5'9 (2.39m x 1.75m)

##### GAS CENTRAL HEATING

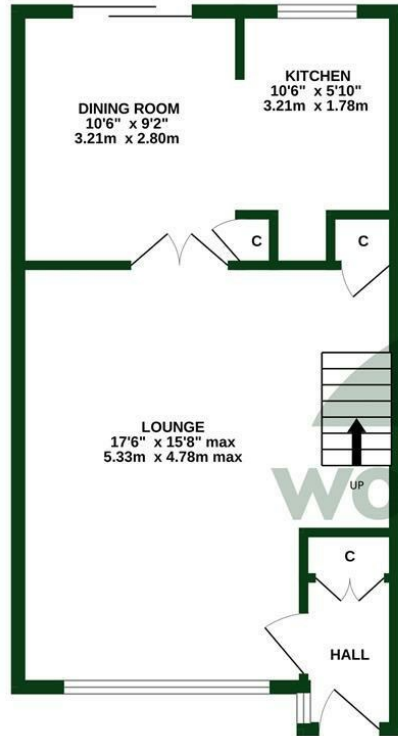
##### DOUBLE GLAZED WINDOWS

##### REAR GARDEN

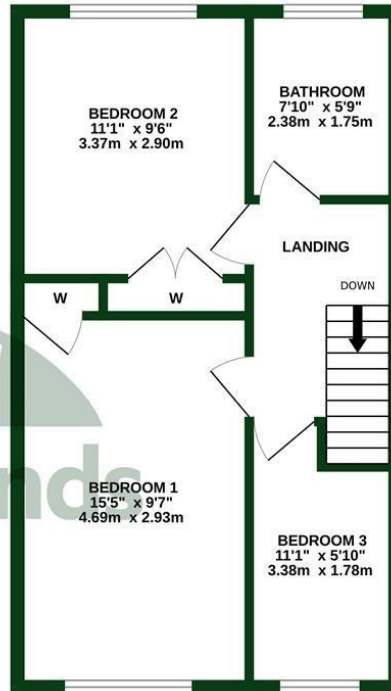
##### EN BLOCK GARAGE



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq ft (82.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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