



**The Vines 106 Nutfield Road, Merstham, RH1 3HA  
Offers In Excess Of £650,000**

\*GUIDE PRICE \* £650,000 - £675,000 A three bedroom detached family home upgraded by the current owners and offered to the market with fitted kitchen/breakfast room with Shaker style units and AEG appliances, inner lobby with Karndean wood flooring and downstairs cloakroom, 22' x 13' reception room with feature fireplace and French Oak stripped flooring, dining room with Bi-Fold doors opening onto patio and rear garden, refitted and refurbished Kohler bathroom, gardens to front and rear and useful 11' x 8' workshop. The property is located in the popular South Merstham area with a good choice of schools, local shops, mainline railway station providing commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

### **DOUBLE GLAZED FRONT DOOR**

With double glazed leaded light inserts, front aspect Upvc double glazed windows with leaded light inserts, leading to:

### **ENTRANCE HALL**

Spacious entrance hall with stairs leading to first floor landing, French Oak stripped flooring, coved ceiling, dimmer switch, thermostat for heating, smoke alarm, power points, understairs cupboard housing fuse board and storage.

### **INNER LOBBY**

With Karndean wood flooring.

### **DOOR TO DOWNSTAIRS CLOAKROOM**

Continuation of Karndean wood flooring, low level WC, inset wash hand basin with chrome style mixer tap, mosaic style tiling, side aspect Upvc obscured double glazed window, wall mounted Worcester boiler, power points, storage cupboard, wall mounted mirror.

### **RECEPTION ROOM 22'0 x 13'1 (6.71m x 3.99m)**

Continuation of French Oak stripped flooring, front aspect Upvc Georgian style double glazed windows overlooking front garden, two double radiators, feature fireplace with tiled hearth and brick surround, plate rail, power points, wall mounted lights, media point, double doors leading to:

### **DINING ROOM 12'9 x 11'10 (3.89m x 3.61m)**

Rear aspect Upvc double glazed Bi-Fold doors giving access to patio and rear garden, wall mounted heater, power points, coved ceiling, wall mounted lights, dimmer switch, door to:

### **KITCHEN/BREAKFAST ROOM 16'11 x 8'6 (5.16m x 2.59m)**

A range of wall mounted and base level units in Shaker style, granite work surface, stainless steel sink with chrome style mixer tap and waste disposal, integrated dishwasher, integrated AEG washer/dryer, integrated AEG electric oven and AEG microwave, oven and grill, AEG halogen ceramic hob with AEG extractor hood over, power points, acrylic splash-back, down-lighters, concealed lighting, breakfast bar with continuation of granite work surface and floor mounted base level units, wine cooler, rear aspect Upvc double glazed patio door giving access to patio and rear garden, rear aspect Upvc double glazed windows overlooking rear garden.

### **STAIRS LEADING TO FIRST FLOOR LANDING**

Side aspect Upvc double glazed window, access to loft via hatch, hand-made balustrade, thermostat for underfloor heating, door to:

### **FAMILY BATHROOM**

Refitted and refurbished bathroom comprising Kohler moulded bath with centre drainer and centre

chrome mixer tap, double width shower cubicle with Matki shower, rain-forest shower head and additional shower attachment, chrome heated towel rail, suspended Kohler inset wash hand basin with chrome style mixer tap, low level WC, fitted bathroom cabinets, wall mounted mirrored medicine cabinet with LED lighting, shaver point, underfloor heating, tiled floor, down-lighters, infra-red adjustable extractor fan, side aspect Upvc obscured double glazed window, rear aspect Upvc double glazed window overlooking rear garden.

### **MAIN BEDROOM 13'11 x 11'3 (4.24m x 3.43m)**

Front aspect Upvc double glazed window, radiator, power points, picture rail.

### **BEDROOM 2 13'0 x 10'9 (3.96m x 3.28m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, fitted bedroom furniture comprising wardrobe with hanging rail and shelving and bedside cabinets.

### **BEDROOM 3 7'10 x 7'5 (2.39m x 2.26m)**

Front aspect Upvc Georgian style double glazed window, wood flooring, power points, picture rail, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, raised hardwood 28mm decked area, crazy paved patio, outside lighting, side access with storage cupboards, sensor lighting, fruit trees.

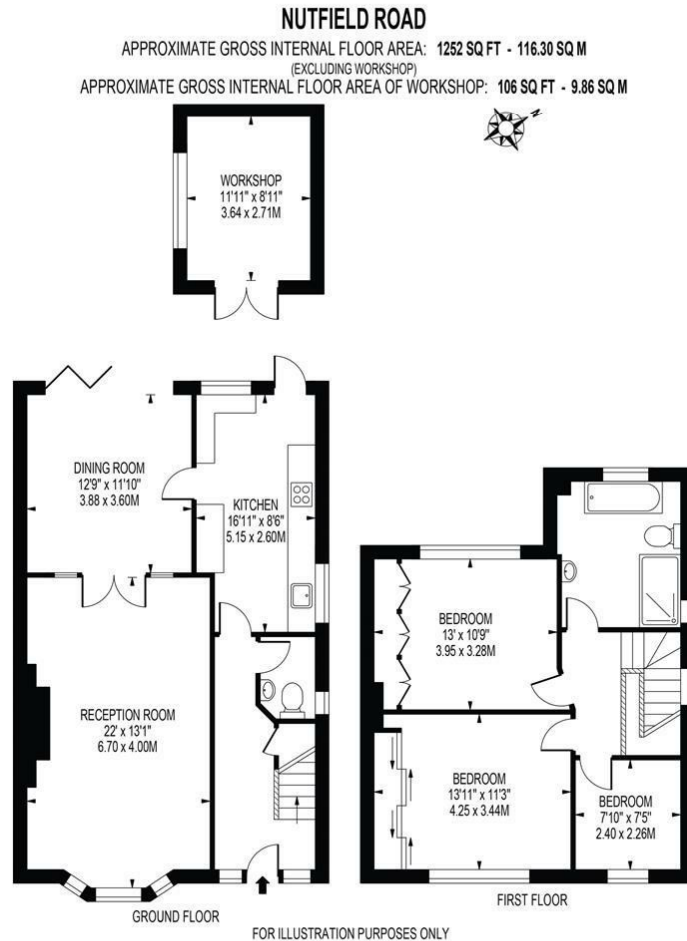
#### **WORKSHOP 11'11 x 8'1 (3.63m x 2.46m)**

On raised concrete base with power and light.

#### **FRONT GARDEN**

#### **COUNCIL TAX BAND E**

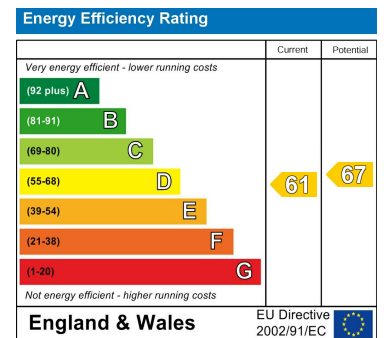
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.