woodlands

4 PARK WORKS COTTAGES HIGH STREET, NUTFIELD, SURREY, RH1 4HG

£635,000

FREEHOLD

Wonderful, semi detached home situated in a unique cul de sac location, with woods and a recreational sports field opposite and some lovely walks accessed at the end of the private road, this house has been extensively updated and enlarged by the current owners to offer a generously proportioned family home with the benefits of ample parking and a delightful, west facing garden and no onward chain.

Through the front door there is an entrance hall, with built in storage and a window to the front. There is a dual aspect living room, which has a wood burner, and double doors to a custom cat garden which doubles as a delightfully secluded patio area. In addition, you have a spacious kitchen/dining room, which is also dual aspect and has a high quality kitchen, complete with granite work surfaces and mobile island, as well as direct access to the rear garden. Beyond the dining area is a utility room, which benefits from a stable door to front, providing easy access for shopping and laundry, as well as a door to the downstairs WC.

On the first floor there is a landing with a window to the front and loft access. To the rear is the principal bedroom, which has a range of fitted wardrobes and overlooks the gardens. There are three further bedrooms and a generous bathroom, with freestanding bath and a fitted shower.

To the front you have a well kept garden area, with fenced boundaries, and a driveway for 3 cars as well as an EV charging point. A secure side access leads you through to a 50ft west facing garden that has a composite decked area, ample lawns and two timber clad blockwork outbuildings, one of which has power cabled to it.

Nearby there is a superb local pub called the Queens Head, which has regular events. In addition, you have a wonderful village shop in South Nutfield, just over half a mile away. There is also a train station, which offers services to Redhill, and from there on to central London.

- **CHARACTER HOME**
- **DUAL ASPECT LOUNGE**
- **OFF ROAD PARKING**
- **EV CHARGING**
- **COUNCIL TAX BAND: D**
- **FOUR BEDROOMS**
- **SPACIOUS KITCHEN/DINER**
- **WEST FACING GARDEN**
- **NO CHAIN**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
13'0 x 6'0 (3.96m x 1.83m)

CLOAKROOM
6'4 x 2'10 (1.93m x 0.86m)

LOUNGE
15'7 x 11'5 (4.75m x 3.48m)

KITCHEN/DINER
21'6 x 13'0 (6.55m x 3.96m)

UTILITY ROOM
8'0 x 6'7 (2.44m x 2.01m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'2 x 11'2(max) (4.01m x 3.40m(max))

BEDROOM TWO
9'8 x 9'0 (2.95m x 2.74m)

BEDROOM THREE
11'8 x 7'7 (3.56m x 2.31m)

BEDROOM FOUR
11'7 x 7'8(max) (3.53m x 2.34m(max))

BATHROOM
9'8 x 6'3 (2.95m x 1.91m)

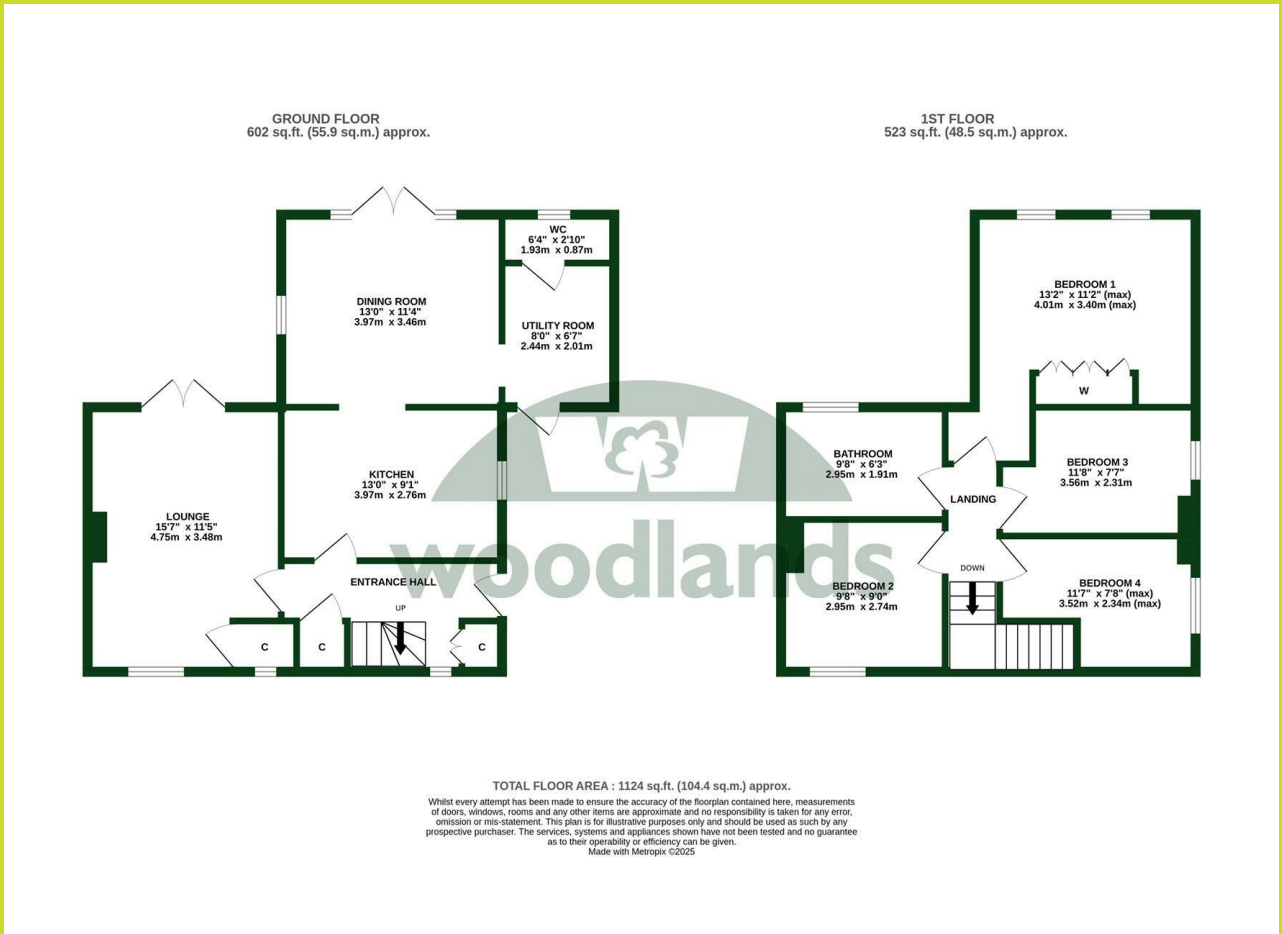
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

50FT WEST FACING GARDEN

OFF ROAD PARKING FOR THREE CARS

EV CHARGING POINT



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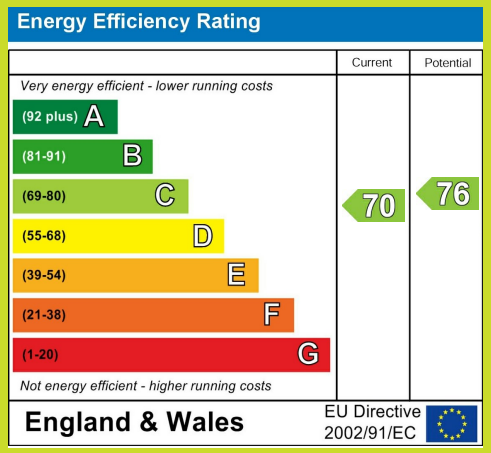

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