



## 20 KINGS MEAD, SOUTH NUTFIELD, SURREY, RH1 5NN

£535,000  
FREEHOLD

Stylish, three bedroom home, with a social, open plan kitchen, large south facing garden and parking for two cars.

Located in a wonderful spot, within the highly desirable village off South Nutfield, this end of terrace house has been extensively updated by the current owners. Kings Mead is a popular road that is a cul de sac community. with the rare benefit of a residents only, communal green space.

The house has an entrance hall, which opens to a bright, kitchen/dining space, that overlooks the garden, has built in storage under the stairs, and has a door to a WC. In addition there is a separate, 15ft lounge to the front that looks out onto the cul de sac. Upstairs there is a large main bedroom, two further bedrooms and a modern bathroom, with a landing that has built in storage and loft access.

The 107ft, south facing rear garden has a patio area and extensive lawn, completely renewed fencing and a side access gate. There is a large outbuilding with a concrete base at the foot of the garden.

South Nutfield has long been a highly requested location, mostly due to it's friendly community, but also the superb local shop, excellent school and pretty surrounding countryside. In addition, you aren't far from mainline train links to central London, Gatwick, Tonbridge and Reading.

- VILLAGE LOCATION
- 15FT LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- STYLISH INTERIOR
- KITCHEN/DINING ROOM
- 107FT SOUTH FACING GARDEN
- CUL DE SAC
- EPC RATING: TBC





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

7'0 x 2'11 (2.13m x 0.89m)

**CLOAKROOM**

3'8 x 3'2 (1.12m x 0.97m)

**LOUNGE**

15'2 x 10'0 (4.62m x 3.05m)

**KITCHEN/DINING ROOM**

15'2 x 12'4 (4.62m x 3.76m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

15'2 x 10'0 (4.62m x 3.05m)

**BEDROOM TWO**

10'0 x 8'2 (3.05m x 2.49m)

**BEDROOM THREE**

9'3 x 6'7 (2.82m x 2.01m)

**BATHROOM**

8'0 x 4'9 (2.44m x 1.45m)

**ELECTRIC DIMPLEX "QUANTUM" HEATING**

**DOUBLE GLAZED WINDOWS**

**107FT SOUTH FACING GARDEN**

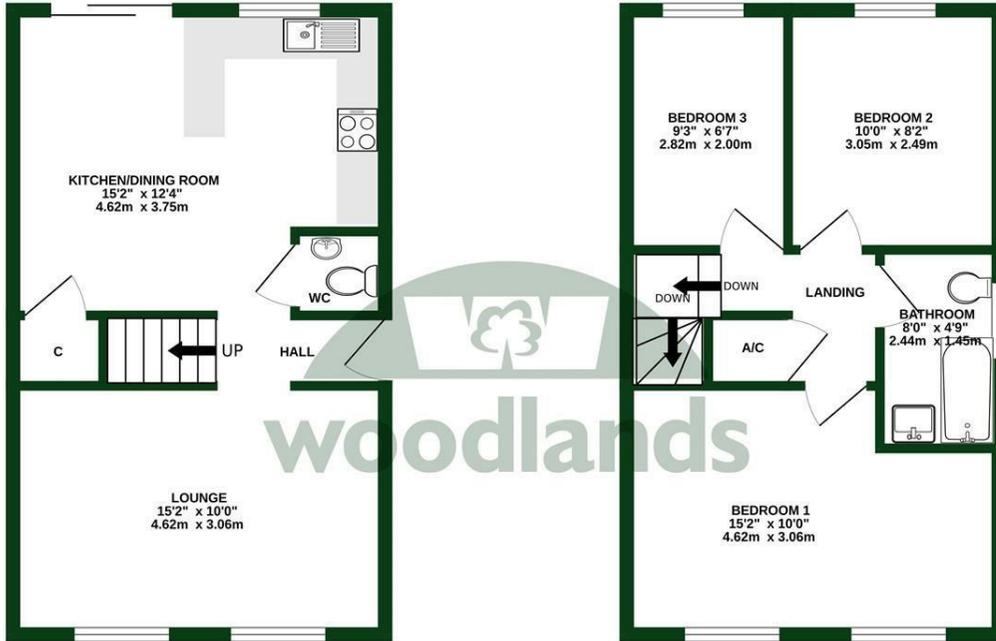
**OFF ROAD PARKING FOR TWO CARS**

**ESTATE CHARGE: £85 PER ANNUM**



GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft (70.9 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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