



**25A Nutfield Road, Merstham, RH1 3EN**  
**Asking Price £340,000**

A three bedroom split level apartment offered to the market with flexible accommodation over two floors, 13' x 11 kitchen/breakfast room, 15' x 15' sitting room, bedroom 3/study and family bathroom on first floor and two double bedrooms on the second floor, own rear garden with access via Manor Road (no direct access from the flat) and off street parking. The area offers a local Co-op Supermarket, the Merstham Community hub, Merstham mainline railway station with good commuter services to London, Gatwick and the South Coast and bus routes serve nearby Redhill town centre which offers further amenities, shops and restaurants. The M23/25 can be accessed at the Horley interchange Junction 7 or Reigate Junction 8 providing good links to London and the surrounding areas.

## **FRONT DOOR**

Leading through to:

## **COMMUNAL HALLWAY**

Door to:

## **STAIRS**

Leading up to:

## **FIRST FLOOR LANDING**

Radiator, power points, control panel for central heating and hot water, door to family bathroom, stairs leading to second floor landing, understairs storage cupboard, door to:

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin, Victorian style free-standing bath with Victorian style mixer tap and shower attachment, rear aspect sash window overlooking rear garden, cupboard housing shelving.

## **KITCHEN/BREAKFAST ROOM 13'3 x 11'11 (4.04m x 3.63m)**

A range of wall mounted and base level units, square edge work surface, integrated sink with mixer tap, integrated washing machine, space for cooker, space for fridge/freezer, wood flooring, radiator, feature fireplace, power points, tiled walls, cupboard housing boiler, coved ceiling, extractor.

## **SITTING ROOM 15'7 x 15'2 (4.75m x 4.62m)**

Front aspect square bay Upvc double glazed window, feature fireplace, dado rail, coved cornice ceiling, power points, radiator, media point.

## **BEDROOM 3/STUDY 11'10 x 7'4 (3.61m x 2.24m)**

Front aspect Upvc double glazed window, radiator, power points, wall mounted lights, feature fireplace, coved cornice ceiling.

## **STAIRS LEADING TO SECOND FLOOR LANDING**

Access to loft via hatch, rear aspect sky-light window, door to:

## **MAIN BEDROOM 13'10 x 11'11 (4.22m x 3.63m)**

Side aspect Upvc double glazed window, double radiator, power points, feature fireplace.

## **BEDROOM 2 12'5 x 11'0 (3.78m x 3.35m)**

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe.

## **OUTSIDE**

## **REAR GARDEN 29'11 x 27'11 (9.12m x 8.51m)**

Accessed via Manor Road. Mainly laid to lawn with mature shrubs and flower borders, area of hardcore shingle providing:

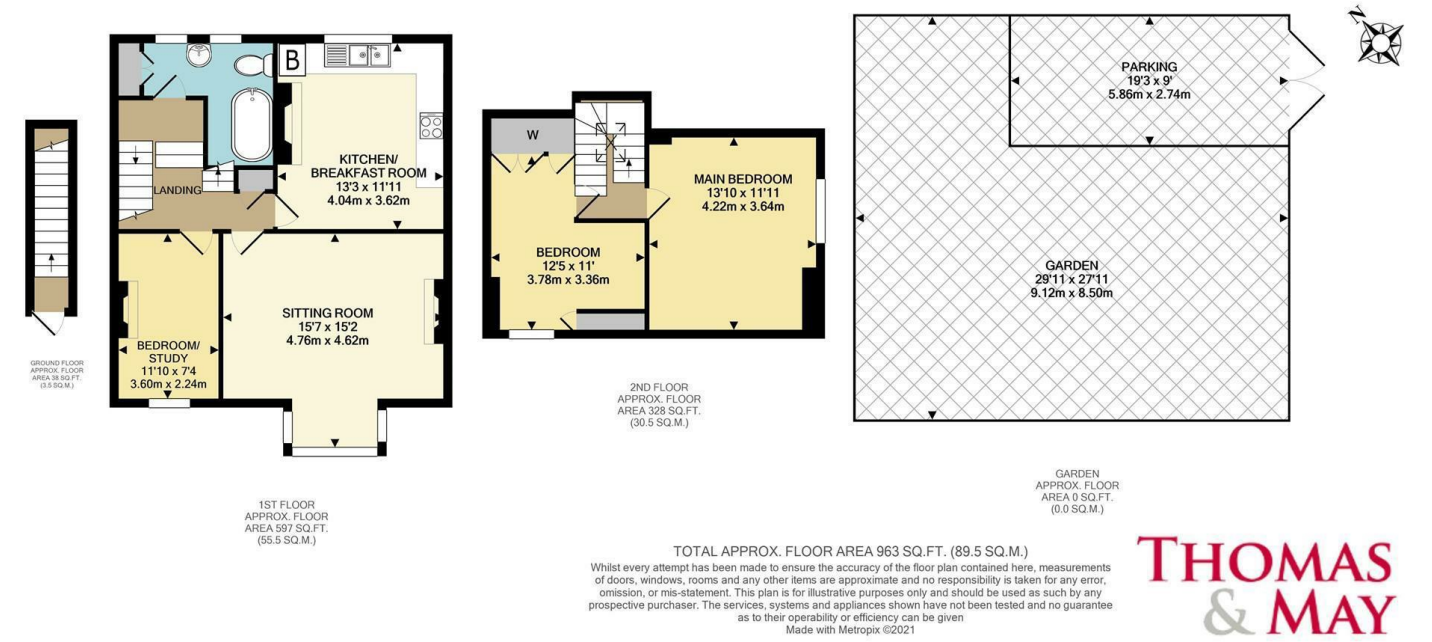
## **OFF STREET PARKNG 19'3 x 9'0 (5.87m x 2.74m)**

## **LEASE:**

158 years from 1994 - 126 years remaining

## **COUNCIL TAX BAND C**

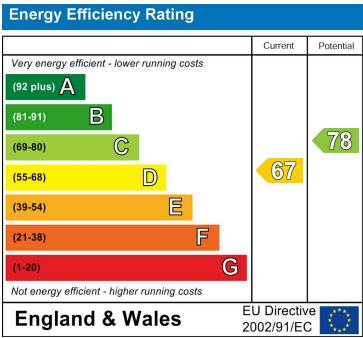
Floor Plan



Area Map



Energy Efficiency Graph



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