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forsale





**THE CORNER HOUSE, 9B HIGH STREET, NUTFIELD, SURREY, RH1  
4HH**

**£425,000  
FREEHOLD**

**\*\*\* ATTRACTIVE TOWN HOUSE, OFFERING SUPERB SPACE, PARKING AND A  
PRIVATE COURTYARD \*\*\***

This lovely two bedroom property is laid out over three floors, and offers versatile space to suit a range of needs.

Through the front door you have an entrance hall with space for your coats and shoes, as well as a cloakroom. The main living space is a dual aspect, open plan design, with a fitted kitchen and breakfast bar, as well as bi-folding doors to the courtyard. On the first floor you have a family bathroom and the principal bedroom, complete with an en-suite shower room and a selection of fitted wardrobes. Up on the top floor there is a lovely second bedroom, which is also dual aspect and could easily make for another living space or study.

The private courtyard has painted brick and fenced boundaries, with a high quality composite decking. To the front of the property, there is an allocated parking space for one car, with further parking available on the street.

Nutfield Village has a great pub, which is only a short walk from this home. In addition you are within easy reach of South Nutfield, which has a superb village store, another pub and also Priory Farm, which itself has a café, and a wonderful farm shop.

Transport wise, you have train links within South Nutfield, which connect you to central London via Redhill, there are bus routes into Redhill's bustling own centre, and you have easy access to the M25.

There are a number of schools within a few miles, including a highly regarded primary school within South Nutfield village, around a mile away.

- **SPACIOUS HOME**
- **OPEN LIVING SPACE**
- **BATHROOM AND ENSUITE**
- **PRIVATE COURTYARD**
- **COUNCIL TAX BAND: D**
- **THREE FLOORS**
- **TWO DOUBLE BEDROOMS**
- **CLOAKROOM**
- **OFF ROAD PARKING**
- **EPC RATING: B**





#### ROOM DIMENSIONS:

##### GROUND FLOOR

##### ENTRANCE HALL

12'3 x 8'3 (3.73m x 2.51m)

##### CLOAKROOM

5'3 x 3'11 (1.60m x 1.19m)

##### LOUNGE/DINING/KITCHEN

22'9 x 12'0 (6.93m x 3.66m)

##### FIRST FLOOR

##### BEDROOM ONE

13'10 x 8'8 (4.22m x 2.64m)

##### ENSUITE SHOWER ROOM

11'2 x 2'9 (3.40m x 0.84m)

##### BATHROOM

10'4 x 5'7 (3.15m x 1.70m)

##### SECOND FLOOR

##### BEDROOM TWO

16'2 x 12'3 (4.93m x 3.73m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED

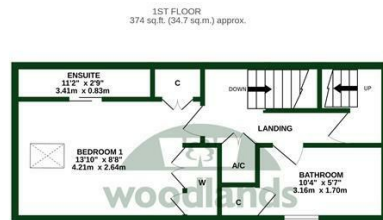
##### OFF ROAD PARKING

##### COURTYARD GARDEN

15'0 x 12'0 (4.57m x 3.66m)







TOTAL FLOOR AREA: 961 sq.ft. (89.3 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 errors, omissions or misstatements. 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                                   | 88                                                                                                            | 89        |
| (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  |           |

To view this property please call 01737 771777

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