



Trindles Road, South Nutfield Redhill RH1 4JL

welcome to

Trindles Road, South Nutfield Redhill

Public Notice 51 Trindles Road, South Nutfield, RH1 4JL

We are acting in the sale of the above property and have received an offer of £ 402,500.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 16/03/26

This property is Set in the village of South Nutfield moments from Nutfield railway station which offers services up to London. Nutfield has the popular Holborn's convenience store with Post Office which adds to the village community, The Station Pub, Nutfield Priory Hotel & Spa and Nutfield Diary.

This three-bedroom family home gives the chance for the new owners to add their personal touch to the property.

Once through the front door the imagination begins.

The ground floor of the property comprises of lounge, dining room with storage cupboard, kitchen/diner, downstairs w/c and doors leading to the rear garden.

Upstairs benefits from three bedrooms and family bathroom.

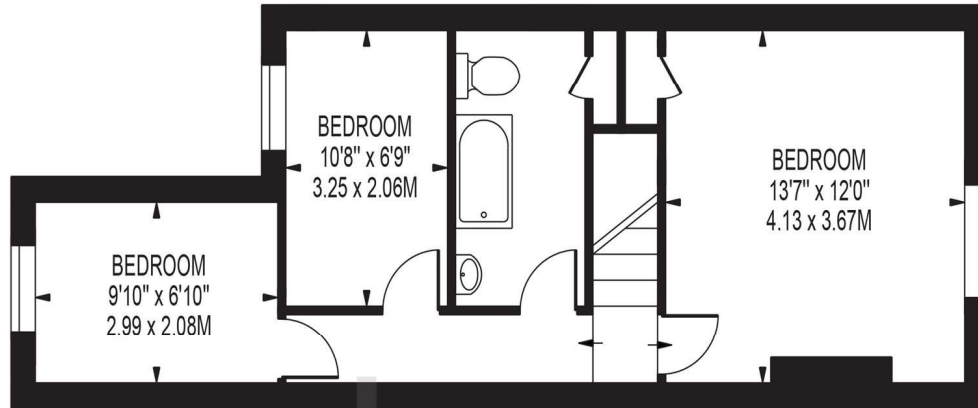
There is scope to extend into the loft subject to planning as other homes have done in the road to create that fourth bedroom with en-suite possibly.

The garden has a patio area leading to laid lawn

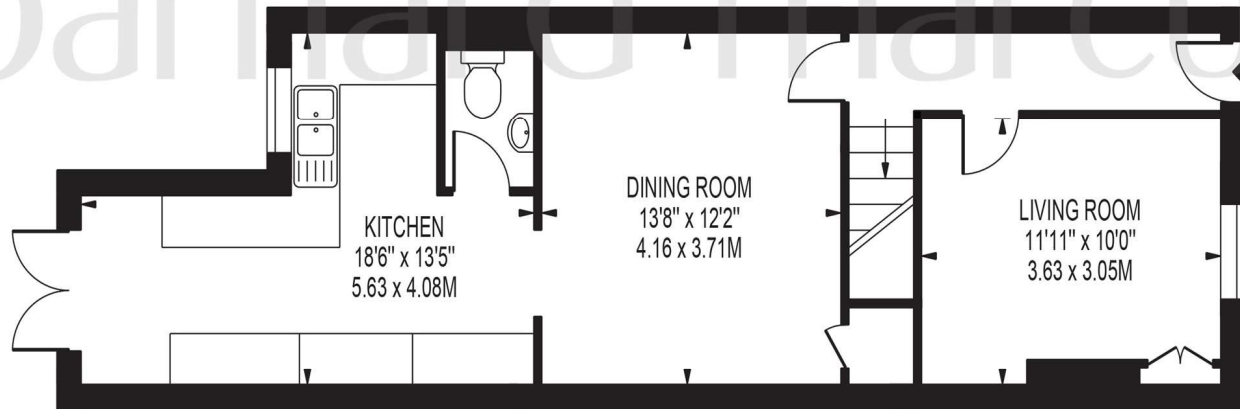


TRINDLES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1010 SQ FT - 93.83 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Trindles Road, South Nutfield Redhill

- No onward chain
- Formal lounge
- Large dining room
- Extended Kitchen with Downstairs cloakroom
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



view this property online [barnardmarcus.co.uk/Property/RDH103747](https://www.barnardmarcus.co.uk/Property/RDH103747)



Property Ref:
RDH103747 - 0034

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property



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