



58 NUTFIELD ROAD, MERSTHAM, SURREY, RH1 3HA

**£525,000
FREEHOLD**

Bright and spacious 1930's built home with high ceilings, an amazing garden, driveway and garage.

Located within a short walk of South Merstham shops, excellent schools and both bus and train services, this much loved family home is a rare offering.

To the front of the house there is a storm porch and an attractive bay fronted design. You have a good sized entrance hall, with storage built in under the stairs. The living room is a generously proportioned with a large bay window. There is a separate dining room with direct access to the garden, and a kitchen/breakfast room with a built in larder, stable door to the side and a window overlooking the garden. Up on the first floor there are three decent size bedrooms, the largest of which benefits from the bay window, then there is a bathroom and additional WC, which is highly convenient for family life.

The house has a walled boundary and gates to the front, with a driveway for parking and an attached garage. At the rear you will find a truly delightful, west facing garden that has had many hours of care lavished upon it over the last 35 years.

Nearby there is a parade of shops for all those everyday items, as well as a couple of food outlets and a cafe. Merstham has a brilliant selection of lovely green spaces, all of which are within a few minutes walk. In addition, Merstham train station is less than a mile away, and offers direct services to central London, as well as links to Gatwick.

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- HIGH CEILINGS
- COUNCIL TAX BAND: D
- BEAUTIFUL GARDEN
- SEPARATE KITCHEN
- DRIVEWAY AND GARAGE
- SHOPS NEARBY
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL

12'11 x 5'10 (3.94m x 1.78m)

LOUNGE

13'1 x 13'0 (3.99m x 3.96m)

DINING ROOM

13'0 x 10'10 (3.96m x 3.30m)

KITCHEN

13'0 x 8'0 (3.96m x 2.44m)

FIRST FLOOR

LANDING

12'10 x 8'1 (3.91m x 2.46m)

BEDROOM ONE

13'6(max) x 13'0 (4.11m(max) x 3.96m)

BEDROOM TWO

13'1 x 10'11 (3.99m x 3.33m)

BEDROOM THREE

8'10 x 8'1 (2.69m x 2.46m)

BATHROOM

5'11 x 5'0 (1.80m x 1.52m)

SEPARATE WC

4'10 x 2'5 (1.47m x 0.74m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

105FT REAR GARDEN

GARAGE

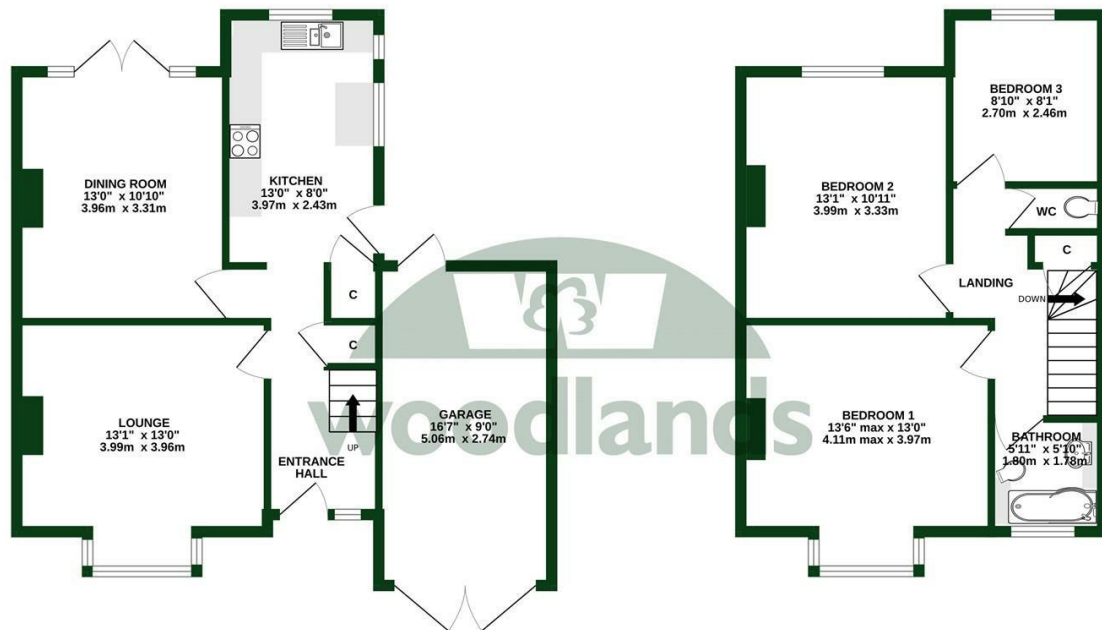
16'7 x 9'0 (5.05m x 2.74m)

DRIVEWAY WITH OFF ROAD PARKING



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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