



OVER 60?

Secure this property
for up to **59% less!**

Price

£700,000

Freehold

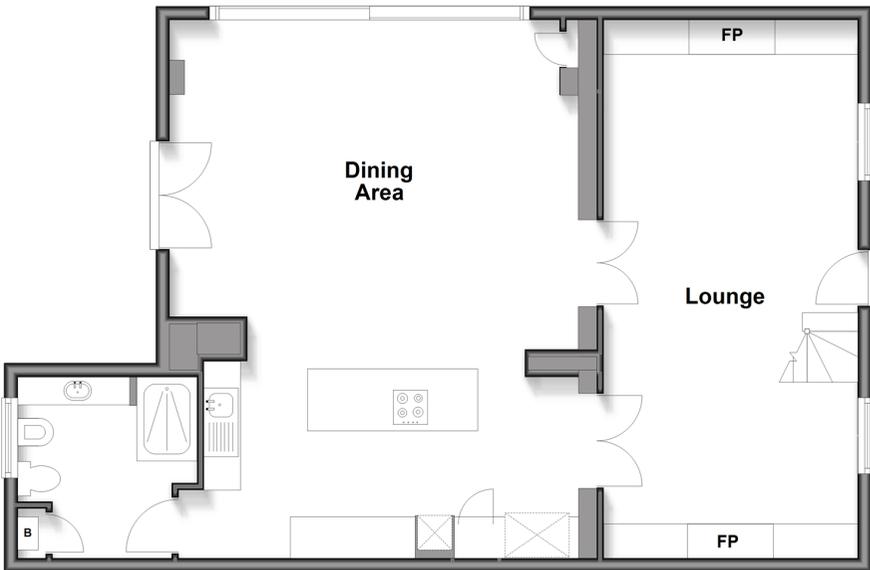
3x  2x  2x 

**Nutfield, Redhill Marsh
Road, Nutfield, Redhill,
Surrey, RH1**

cubitt & west
Helping you move forwards

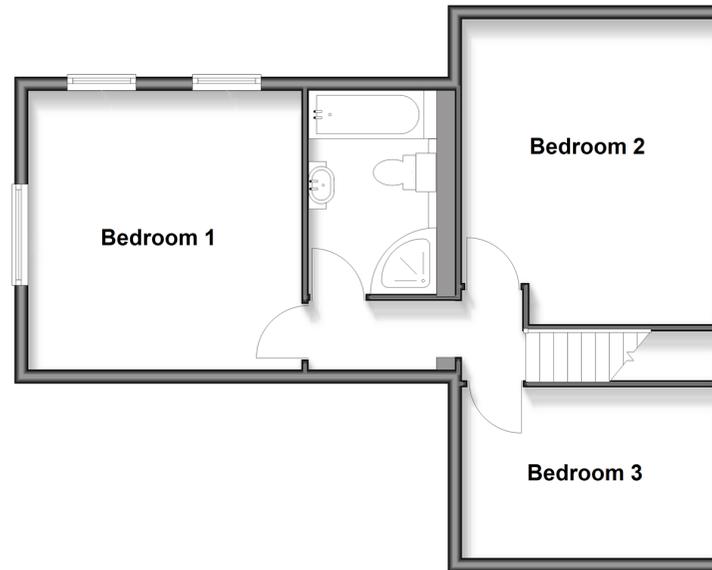
Ground Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



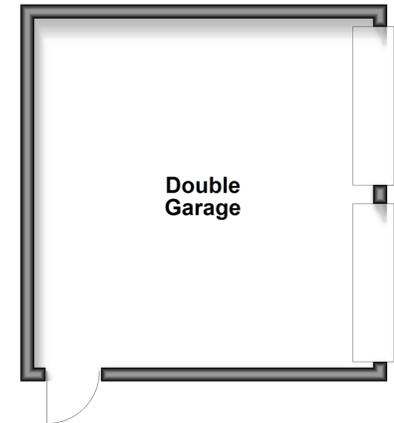
First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Outbuilding

Approx. 25.1 sq. metres (269.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'8 x 12'2 (4.47m x 3.71m)

Study Area: 12'2 x 8'4 (3.71m x 2.54m)

Kitchen/Dining Area: 27'8 x 19'6 (8.44m x 5.95m)

Shower Room: 8'7 x 8'1 (2.62m x 2.47m)

FIRST FLOOR

Landing

Bedroom 1: 9'5 x 6'0 (2.87m x 1.83m)

Bedroom 2: 14'2 x 12'0 (4.32m x 3.66m)

Bedroom 3: 12'0 x 8'1 (3.66m x 2.47m)

Bathroom: 9'5 x 6'0 (2.87m x 1.83m)

OUT BUILDING

Double Garage

OUTSIDE

Garage

Driveway

Rear Garden



Main features

- Matched with the perfect buyer on the first viewing
- Similar properties required



Nearest Schools

Primary Schools: Lime Tree Primary 0.7 miles, Furzeffield Primary 0.9 miles, Merstham Primary 1.0 miles
Secondary Schools: St Nicholas School 0.5 miles, Woodfield School 0.6 miles, The Warwick School 0.9 miles



Transport Information

Train Stations: Merstham 1.1 miles, Redhill 1.2 miles, Nutfield 1.5 miles



Address

Nutfield, Redhill Marsh Road, Nutfield, Redhill, Surrey, RH1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Redhill Branch 01737 778866 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
D(60)	B(83)

23411695/20260306/JB2/JB2