



17 Nutfield Road, Merstham, RH1 3EN
Asking Price £675,000

An extended four bedroom semi detached property with accommodation on three floors and offered to the market with 26' x 12' sitting/dining room, 17' x 11' kitchen/breakfast room, family room, utility room, downstairs cloakroom, main bedroom on second floor with en-suite bathroom, family bathroom, off street parking and rear garden in excess of 100'. The property is within walking distance to local shops, schools and Merstham mainline railway station offering good commuter services to London, Gatwick and the South coast and the M23/25 can be accessed at the Hooley Interchange, Junction 7.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, side aspect Upvc double glazed window, stairs leading to first floor landing, coved ceiling, smoke alarm, understairs recess area with thermostat for central heating, door to:

SITTING/DINING ROOM 26'1 x 12'4 (7.95m x 3.76m)

Front aspect double glazed windows, feature fireplace, coved ceiling, double panelled radiator, power points, media point, rear aspect double glazed patio doors giving access to patio and rear garden, further double panelled radiator, BT point, wall mounted lights.

UTILITY ROOM 11'4 x 5'8 (3.45m x 1.73m)

Front aspect Upvc double glazed window, rear aspect Upvc double glazed door giving access to rear garden, space for tumble dryer, space for fridge/freezer, cupboard housing boiler, power points, wall mounted light, smoke alarm.

KITCHEN/BREAKFAST ROOM 17'3 x 11'1 (5.26m x 3.38m)

A range of wall mounted and base level units, granite work surface, integrated electric oven, integrated gas hob with extractor hood over, integrated microwave, space for American style fridge/freezer, space and plumbing for washing machine, stainless steel sink with chrome style mixer tap, integrated dishwasher, wood style flooring, power points, down-lighters, smoke alarm, side aspect Upvc double glazed windows, radiator.

REAR LOBBY

Tiled floor, cupboard with hanging rail and shelving, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, radiator, Upvc double glazed window, continuation of tiled floor.

FAMILY ROOM 12'1 x 11'1 (3.68m x 3.38m)

Side aspect Upvc double glazed windows, rear aspect double glazed patio doors giving access to patio and rear garden, feature Inglenook fireplace with stone hearth and stone surround, radiator, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Side aspect Upvc double glazed window, door to:

BEDROOM 2 12'4 x 11'7 (3.76m x 3.53m)

Front aspect Upvc double glazed window, radiator, power points, coved ceiling.

BEDROOM 3 12'4 x 11'5 (3.76m x 3.48m)

Rear aspect Upvc double glazed window, radiator, power points.

BEDROOM 4 9'5 x 9'5 (2.87m x 2.87m)

Rear aspect Upvc double glazed window, fitted wardrobes with hanging rail and shelving, wood style flooring, radiator, power points, hot water tank, air conditioning unit.

FAMILY BATHROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with mixer tap and separate shower over bath, heated towel rail, front aspect Upvc double glazed obscured window, part tiled walls.

STAIRS LEADING TO SECOND FLOOR

LANDING

Smoke alarm, rear aspect Upvc double glazed window, door to:

MAIN BEDROOM 18'0 x 14'11 (5.49m x 4.55m)

Front aspect sky-light windows, rear aspect Upvc double glazed windows, radiator, air conditioning unit, smoke alarm, down-lighters, power points, eaves storage, door to:

EN-SUITE BATHROOM

Front aspect sky-light window, suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, low level WC with concealed cistern, moulded panel enclosed bath with mixer tap and shower attachment, separate shower over bath, tiled walls, tiled floor, medicine cabinet, down-lighters, extractor, chrome heated towel rail.

OUTSIDE

REAR GARDEN

In excess of 100' with area of patio, mainly laid to lawn with mature shrubs and flower borders, side access.

FRONT GARDEN

Block paved driveway providing OFF STREET PARKING for several vehicles, mature shrubs and flower borders, pathway leading to front door, outside lighting.

COUNCIL TAX BAND E

Floor Plan

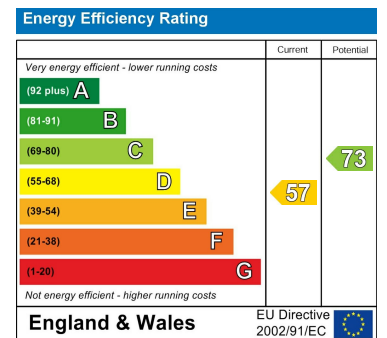


TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.