



South Nutfield,

Asking Price £795,000

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Robert
Leech.



Set at the end of a popular cul de sac located in the heart of South Nutfield is this spacious family home. With permission granted to extend the first floor creating 5 bedrooms and additional bathrooms, the property is already a good size but can grow to suit the needs of larger families too if needed. The house currently has excellent reception space that includes a family room to the front of the house, lounge with feature fireplace to the rear and a huge dining room set off the modern kitchen. There is also an office, utility room and WC to the ground floor. On the first floor there are 3 bedrooms, all well sized double rooms and a family bathroom with a freestanding bath and a separate shower cubicle.

At the front of the house there is a large drive with room for several cars. There is an electrical charge point fitted and a handy shed. At the rear a lot of effort has been employed to create a fantastic large garden which includes a substantial terrace at the rear, great for entertaining. The garden then steps up to a good expanse of lawn before finally there is a great play area and seating area at the back of the garden.



4.6 miles
Reigate



7.4 miles
Gatwick



0.5miles
Sth Nutfield

- Detached family home
- 3 double bedrooms
- Set at the end of a cul de sac
- Fantastic reception space
- Parking for several cars & electrical charge point
- 1,750 sq ft of living space
- Permission granted to become a 5 bed house
- Built in 1960's
- Large rear garden



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

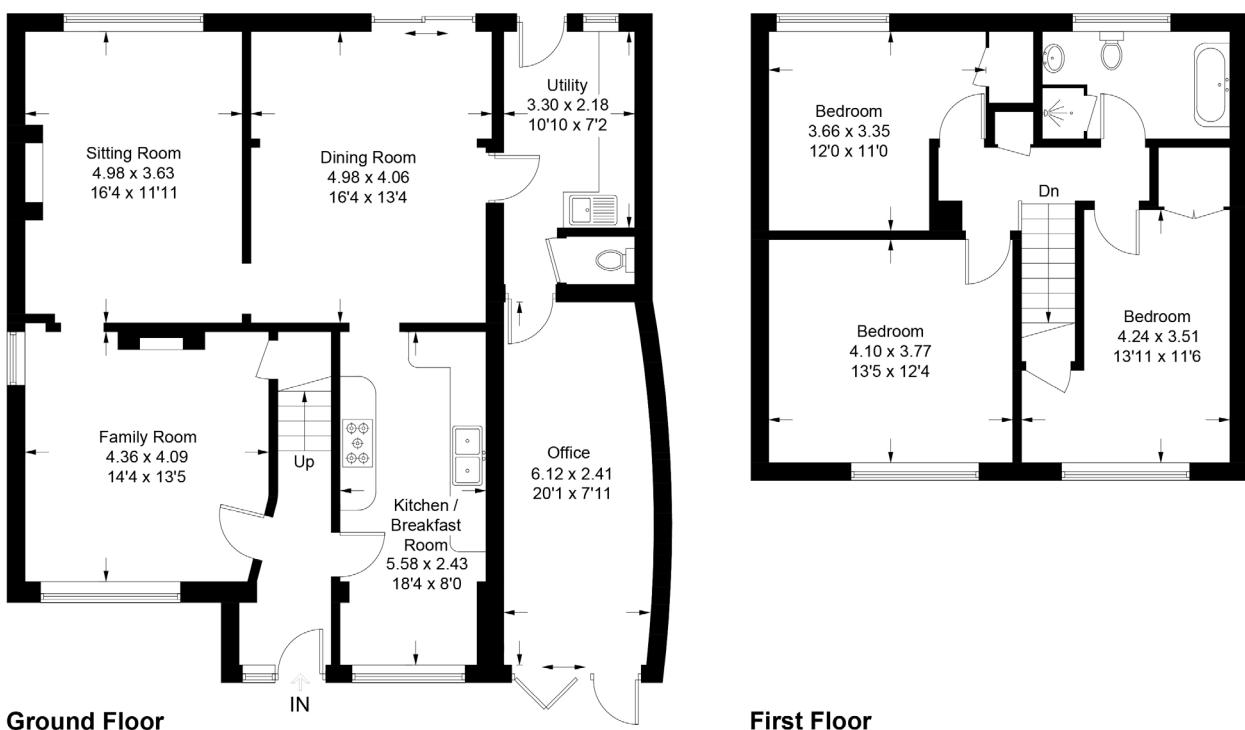
Braes Mead is a pleasant cul de sac in South Nutfield, located just 2 miles outside Redhill. Local amenities include a wonderful village shop, Holborns which is highly regarded, a primary school, station and The Station Pub which is also popular. Furthermore, Priory Farm Shop and Nutfield Priory gym and spa are a short distance away. Reigate's bustling town centre is close by and offers an impressive range of shops and services. Historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. Commuting to London from Redhill station takes around 30 minutes into London Bridge or Victoria, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

FAQ'S

- Tandridge District Council
- Council tax F- £3,054 pa
- Gas central heating
- Total living space 1,750 sq ft.
- EPC rating D
- Tenure freehold
- Planning ref 2021/1593



Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID825659)
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