



80 Mid Street

South Nutfield, RH1 4JH

Asking price £695,000



4



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Robert
Leech



A charming and pretty character house, situated in the heart of the highly regarded village of South Nutfield. The property is within a short walk of the local school, station and wonderful village shop & post office whilst having open views over the park to the rear.

The ground floor accommodation is bright and welcoming, with an open plan kitchen/dining room which is fitted with a comprehensive range of wall and base units with attractive cottage style tiled splashbacks. There are double doors through into a good size conservatory which in turn has doors out into the rear garden. The sitting room is to the front aspect with a lovely bay window and feature fireplace which creates a delightful focal point to the room. A good understairs cloaks area and WC complete the downstairs.

On the first floor the master bedroom is to the front elevation with the benefit of fitted wardrobes, there are two further bedrooms on this floor and the bathroom. On the top floor there is a further bedroom, enjoying a double aspect with great views over the park behind.

Outside there is off street parking on the gravel driveway, in front of the detached garage.

The garden is of excellent size with a large decked area providing the perfect space for table and chairs. The remainder being mainly laid to lawn with specimen shrubs and an ornate tree to the centre.



2.6 miles
Redhill



7.3 miles
Gatwick



2.5 miles
Redhill

- Pretty end of terrace family home
- 4 bedrooms & 1 bathroom
- Wonderful village location
- Close to local shop and school
- Walking distance to the station
- 1,246 sq ft living space
- Views over the park to the rear
- Good size south west facing garden
- Ample off street parking & garage
- Planning permission for 2 storey extension



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



Located in the centre of the village and just 2 miles outside Redhill. Local amenities are conveniently close and include nursery, primary school, station and fantastic local store/post office. There are also several cafes and top-rated public houses nearby. Furthermore, the popular Priory Farm Shop and Nutfield Priory gym and spa are a short walk away. The surrounding countryside and woodlands are extensive and provide lovely walks.

Redhill includes a wider range of schools and excellent main line rail connections into both London Bridge / London Victoria (c30 mins) and Gatwick Airport (c10 mins). There is a wide range of restaurants and amenities such as a supermarket, leisure centre and cinema in addition to the Belfry shopping centre.

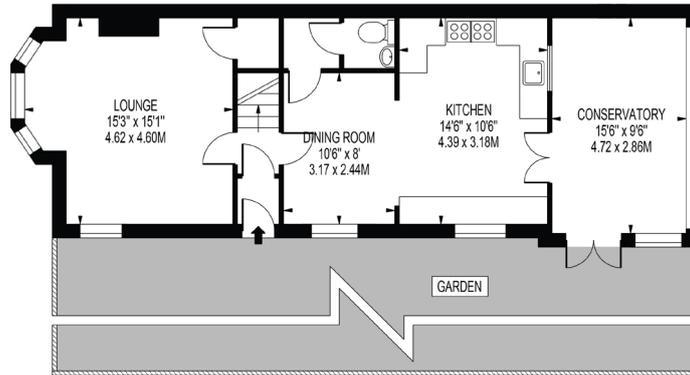
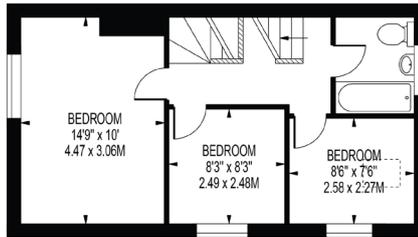
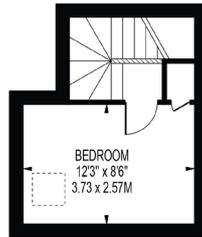
FAQs

- Tandridge District Council
- Council tax E £2,695.85 pa
- Total living space 1,246sq ft.
- Tenure freehold
- EPC rating C
- Planning permission for 2 storey extension, plans available Tandridge reference 2020/2223



MID STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1246 SQ FT - 115.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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Robert Leech

