Kennedys'

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38B, Nutfield Road
Merstham
RH1 3EP

A rare opportunity to acquire a recently built detached bungalow to an exceptional standard set back in a private position in the heart of Merstham. Perfectly positioned close to local amenities and the train station, whilst also benefitting from allocated off street parking.

OIEO
£475,000

2 | 1

2 | 1+



- Detached Bungalow
- Enclosed Garden
- Energy Efficient
- Close to Train Station
- Off Street Parking
- Exceptional Finish
- Secluded Location
- Close to Local Ameneties







PROPERTY DESCRIPTION

This recently built home benefits from being tucked away in a very private position set back from Nutfield Road whilst being within very close proximity of local amenities and Merstham train station, making this a perfect opportunity for many lifestyles, and offers a rare opportunity to purchase a high-quality home with a specification that aligns more with higher value properties.

Consisting of two double bedrooms, the principle with en-suite as well as a further family bathroom and a large open planned living space which includes a very well equipped kitchen with built in appliances and island, dining area and lounge with bi-fold doors opening up to the garden. The property also benefits from underfloor heating throughout, powered by an air source heat pump, making this a very modern and efficient home.





















PROPERTY DESCRIPTION

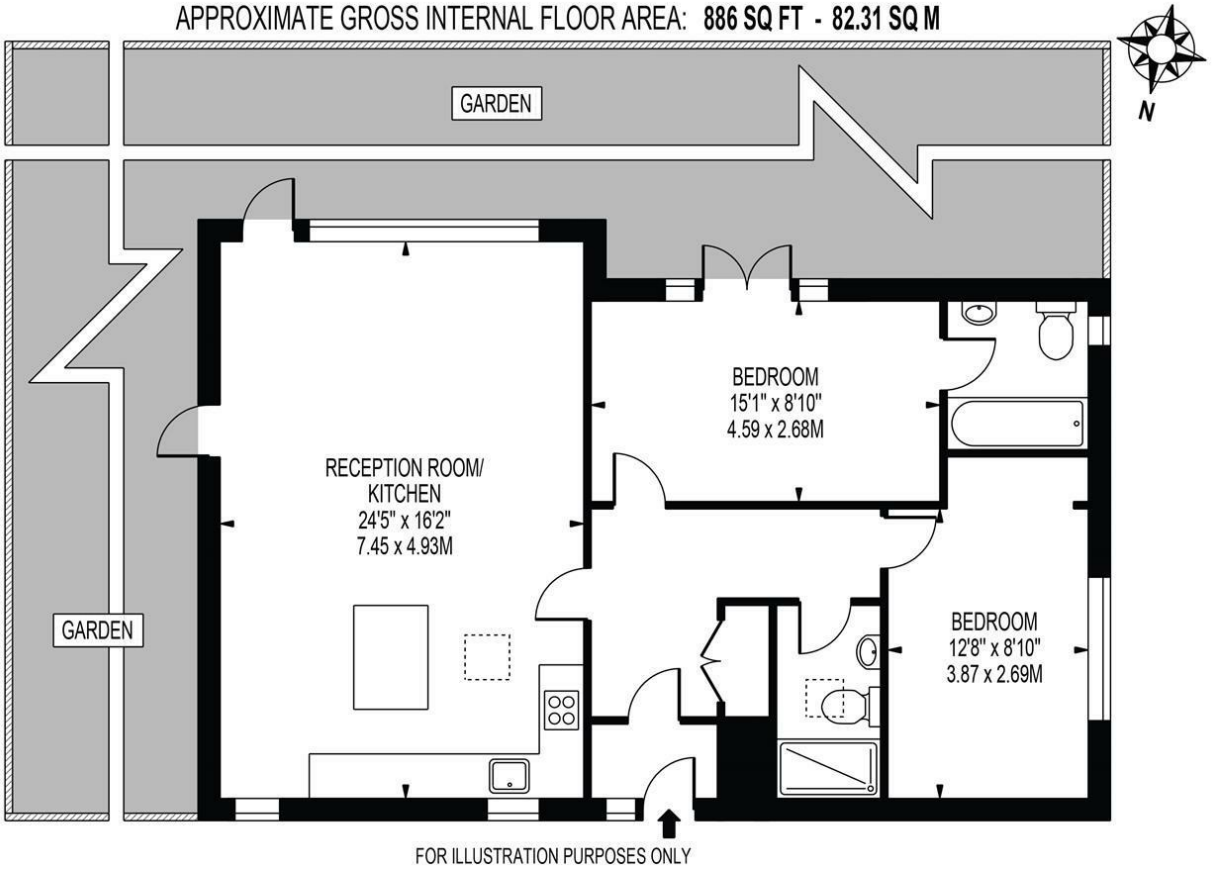
Outside, you have a generous wrap around enclosed garden, as well as allocated off street parking for one car, however there is scope for further parking by negotiation if required.

Locally, you have some fantastic outdoor activities including the nearby Merstham Heritage Trail and the Happy Valley Nature Reserve, with further choices across the North Downs, Surrey Hills and West Sussex all very close by. Merstham is also steeped in history, being home to the worlds first horse drawn railway which opened in 1805 running towards Croydon.

Merstham sits conveniently on the fringes of Redhill and Reigate which plays host to wider amenities, whilst also being close to the M25 and M23 for swift access to London and Brighton. Gatwick Airport is approximately 20 minutes away, with Heathrow also easily accessible. Merstham Station is served by Southern and Thameslink services on the Brighton mainline, with central London and Brighton accessible in under an hour.

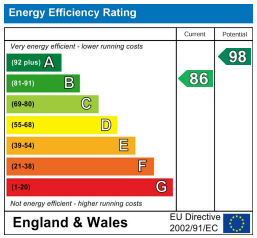
NUTFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **886 SQ FT - 82.31 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



38B, Nutfield Road, Merstham, RH1

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: B
COUNCIL: Reigate and Banstead
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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