

Trindles Road  
Redhill  
Surrey  
£400,000



RALPH JAMES

# FLOOR PLANS



Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup> (excluding garage)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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## IN A NUTSHELL



West facing countryside views from the garden



Large open plan lounge to the rear



Kitchen to the front of the house with potential to update



4 bedrooms



1 bathrooms



Off street parking and garage





# WHAT'S GREAT?

In the heart of South Nutfield you will find this 4 bedroom terraced house, with a driveway, garage and wonderful west facing views to the rear.

Having been loved for many years by the previous owner, this home is crying out for a buyer to come and renovate and bring this great home back to life. There are some great features including parquet flooring. Surrounded by country walks and surrey views, South Nutfield has become one of the most popular villages in the area.

You approach on the driveway with a single garage, ideal for anyone looking for a workshop or space to leave the car. Once inside you are welcomed by a generous kitchen which flows into the hub of the house. The property has already benefited from a rear extension which has created a large open plan living, dining space ideal for any family.

Sliding doors lead out to a patio area which is ideal for summer BBQ's and al fresco dining, benefiting from countryside views spanning across the back. The children will be out exploring and playing most days, while you can relax and enjoy the peace and quiet.

Upstairs, there are four bedrooms, which could be reconfigured to make 3 larger rooms. There is a family bathroom which is in need if updating. This home is ideal for anyone looking for that house in the perfect location that they can get stuck into and really make their own.

All in all, this is the ideal home for any family in one of the most famous and picturesque villages in Surrey with many small shops, tea rooms and restaurants, as well as providing easy access to Nutfield station and the M25, plus the beautiful surrounding countryside.





Ashley likes it  
because....

South Nutfield is the perfect spot for anyone looking for the village lifestyle, yet only a short drive away from Redhill & Reigates bright lights. You can enjoy a Sunday lunch at the Station pub a short stroll away, fresh pastries from Holbrons convenient store or hop on the train which is located at the end of Trindles road which will get you into Redhill in 5 minutes.

## SELLER'S SECRET

Coming soon..

## CLOSE TO HOME

Nutfield train station 0.2m

Redhill train station 2.7m

Nutfield primary school 0.1m

Holborns village shop 0.1m

Nutfield priory hotel & spa 1.3m

Priory farm 0.9m

Reigate town centre 4.2m

East surrey hospital 3.2m

Gatwick Airport 7.3m

Station Pub - 5 min walk

To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555  
admin@ralphjames.co.uk | www.ralphjames.co.uk

