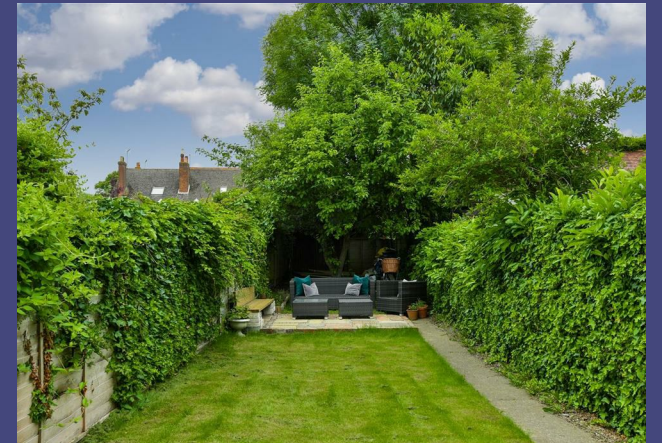


Trindles Road
South Nutfield
Surrey
£500,000



RALPH JAMES

FLOOR PLANS



Trindles Road, Redhill

Total Area: 96.3 m² ... 1036 ft² (excluding eaves storage, garden)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. www.slmoving.london © 2018

RJ RALPH JAMES



IN A NUTSHELL



East facing rear garden, with patio area to the rear



Three generous double bedrooms



Generous living room with brick exposed fireplace



Luxury modern bathroom & ensuite shower room



PLANNING PERMISSION GRANTED FOR INFILL GROUND FLOOR EXTENSION Application No: TA/2017/1817/NH



Two parking spaces



WHAT'S GREAT?

The exceptional standard of design in this newly refurbished, semi-detached cottage becomes immediately clear from the moment you enter. It has been skilfully designed, with a refined eye for interiors and only the finest quality of materials used to bring back its original features.

Pull up on the cobble driveway and as you enter the house, to the left, is the graceful living room, generously proportioned, this room has a homely feel, with space for plush sofas to snuggle up on, in front of the open, brick exposed fireplace.

With an easy, social flow, the spacious dining room is bright and cheerful with an original fireplace, filled with Victorian tiles. Herringbone flooring sweeps into the kitchen which has been opened to allow the space to flow. Great when entertaining, the Fairford kitchen has slate grey shaker units and a solid Oak block worktop where you can pop open a bottle of bubbly whilst friends join you as you cook. The entire space is ultimately sociable, and perfect for both formal and informal occasions.

Dine under the stars after the sun has set in the East facing garden, which is easy to maintain, accessed via a French door in the kitchen, with a seating area to the rear accompanied by an apple tree in full bloom.

Returning to the house, upstairs, on the first floor, there is soft grey carpet underfoot leading into two double bedrooms. The front bedroom has fitted wardrobes and the luxurious bathroom has a timeless Bayou freestanding bath positioned underneath the window, with white brick tiles, herringbone style flooring and denim drift décor.

Resting peacefully on the second floor, the master suite is simple and stylish with fresh white walls and a beautifully designed en-suite shower room with Victorian style lino underfoot.

Situated only a short walk from the award winning Holborns corner shop it is very convenient and Nutfield station is a few minutes' walk away.



Thomas likes it
because....

"This house has been meticulously transformed into a stunning home. It looks like something out of a glossy magazine with its unique and stylish interior."

As per the Estate Agency Act 1979 -
We can confirm the seller is an
employee of Ralph James

SELLER'S SECRET

"We've restored this home from top to bottom, adding the loft extension and obtaining planning permission for an infill extension to open the kitchen into the dining space which I feel would be a great addition. (Application No: TA/2017/1817/NH)

One of the only features we chose to keep were the beautiful period tiles in the fireplace, which we absolutely loved! The station pub has a great pub garden if you want to give it a try."

CLOSE TO HOME

South Nutfield train station 0.2m	Earlswood train station 2.6m
Nutfield Primary school 0.1m	Holborn's Village Store 101ft
Nutfield Priory Hotel & Spa 1.3m	Priory Farm 0.9m
Reigate Town Centre 4.2m	Redhill Town Centre 2.6m
Gatwick Airport 7.3m	East Surrey Hospital 3.2m

To buy or not to buy...

RALPH JAMES

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