



Nutfield Road, Redhill. RH1 3EN
£285,000

Spacious Two Storey Apartment

Large Kitchen/Diner

Bursting with Character

Bright and Sunny Throughout

Short Walk to Merstham Rail

Good Bus Links

Great School Catchment

Quiet Residential Area

3 Bedrooms



****Spacious 3 Bedroom Apartment**Great Transport Links**Good School Catchment**Quiet Sought After Location****

This characterful 3 bedroom apartment located in the heart of Merstham is a rare find in the current market and should be seen to be appreciated. Benefiting from fantastic natural light, high ceilings, spacious rooms and a central location this is the perfect property for those looking to step up the property ladder in 2019.

Located on the upper floors of this lovely building, the first floor offers an exceptionally bright and generous lounge with character features, an equally generous kitchen/diner, a separate reception/3rd bedroom with built in storage and a quirky adorable family bathroom. The second floor offers two large bedrooms, both with built in storage. Outside there is a private garden area and parking for one vehicle. This truly is a unique and beautiful property in a central and convenient location that benefits from local shops, coffee shops and Merstham village is a half a mile away.

We are confident that you will love it as much as we do!

Lounge

14' 9" x 15' 9" (4.5m x 4.8m)

You can't help but fall in love with this perfect lounge. With high ceilings, a large bay window, character fire place and heaps of space, this lovely lounge manages to feel spacious and cosy all at once.



Kitchen / Diner

13' 1" x 11' 10" (4m x 3.6m)

A rare find, this fabulous kitchen is large enough to accommodate a full sized dining area should you so wish, perfect for entertaining and keeping an eye on the kids at mealtimes.



Master Bedroom

13' 9" x 12' 2" (4.2m x 3.7m)

As with the rest of this lovely property, the master bedroom is spacious, bright, neutrally decorated and cleanly presented. Also includes fitted wardrobes.



Bedroom 2

14' 9" x 11' 2" (4.5m x 3.4m)

Another good sized double, bedroom 2 shares the top floor with the master bedroom and also benefits from fitted storage.



Bedroom 3 / Study

11' 10" x 7' 3" (3.6m x 2.2m)

The decision is yours on how you want to use this lovely extra room, whether it be a study, second reception or 3rd bedroom, it's a great sized room benefiting from plenty of light, built in storage and a character fireplace.



Family Bathroom

8' 10" x 4' 11" (2.7m x 1.5m)

Deceptively large and beautifully quirky, this lovely bathroom is cleanly presented and full of character.



First Floor Landing

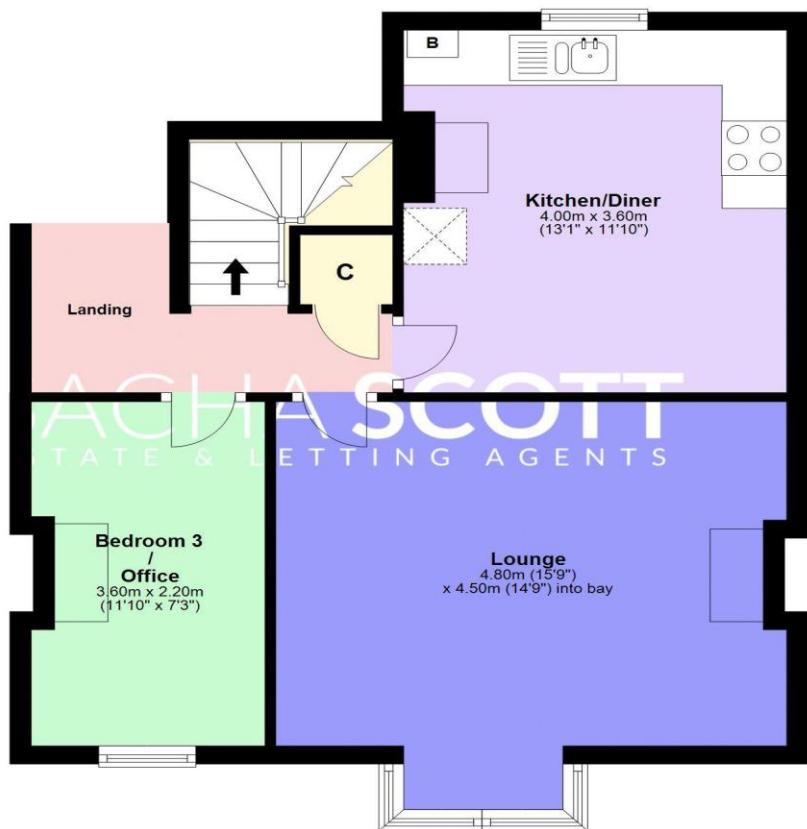


Second Floor Landing



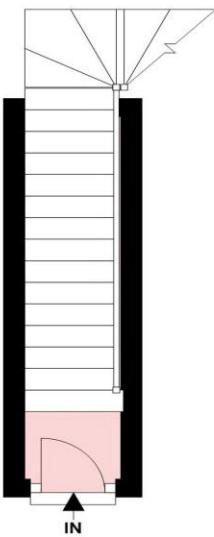
Second Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



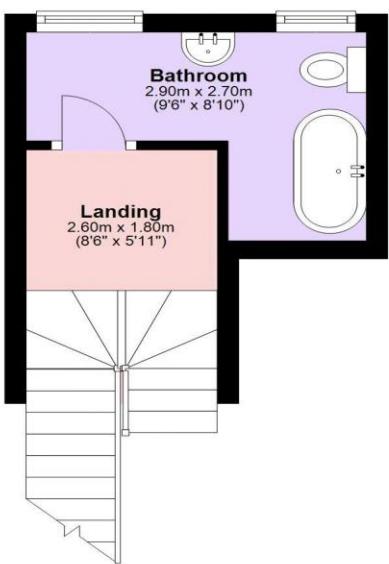
Ground Floor

Approx. 3.6 sq. metres (38.8 sq. feet)



First Floor

Approx. 10.6 sq. metres (114.0 sq. feet)

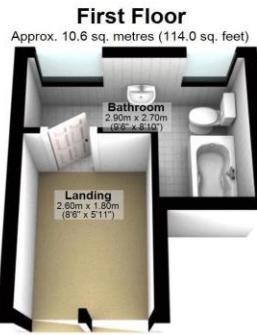


Third Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.8 sq. feet)



Ground Floor
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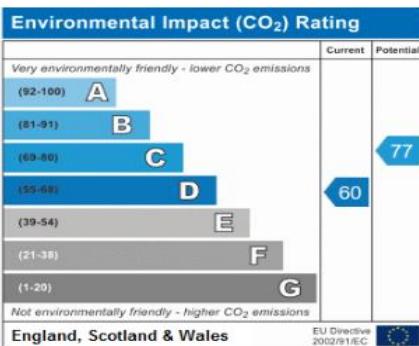
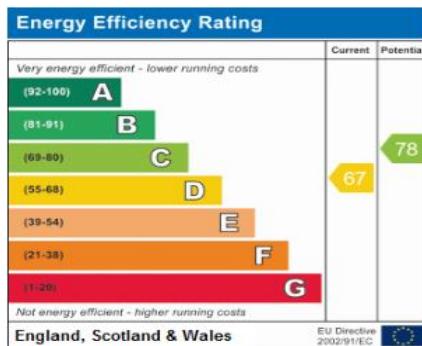
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Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.