



'The Vines' 106 Nutfield Road, Merstham
Redhill

Guide Price **£650,000**



This beautifully presented three bedroom detached family home is situated in the highly sought-after South Merstham area, offering an ideal blend of comfort, space and convenience for modern family living.

The property has been thoughtfully extended to the rear, enhancing the generous ground floor accommodation. There are two spacious reception rooms, with bi-fold doors that create a bright and airy atmosphere and provide a seamless flow to the rear garden. The large, modern kitchen is well-appointed with ample storage and worktop space, making it perfect for family meals and entertaining guests. A useful cloakroom/wc adds practicality to the ground floor layout.

Upstairs, you will find three good sized bedrooms, each offering comfortable accommodation and plenty of natural light, as well as a lovely family bathroom finished to a high standard with underfloor heating and heated towel rail. Additional features include off road parking for multiple vehicles and a versatile garden workshop that provides excellent storage or the perfect space for hobbies and projects.

The property is ideally positioned for families, with a good choice of reputable local schools and a range of independent and high street shops nearby. Commuters will appreciate the proximity to Merstham mainline railway station, which offers fast and frequent services to London, Gatwick and the South coast, while the M23 and M25 motorways can be easily accessed at the Hooley Interchange (Junction 7), ensuring excellent road links to surrounding areas.

This is a wonderful opportunity to acquire a spacious and stylish family home in a popular and well-connected location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

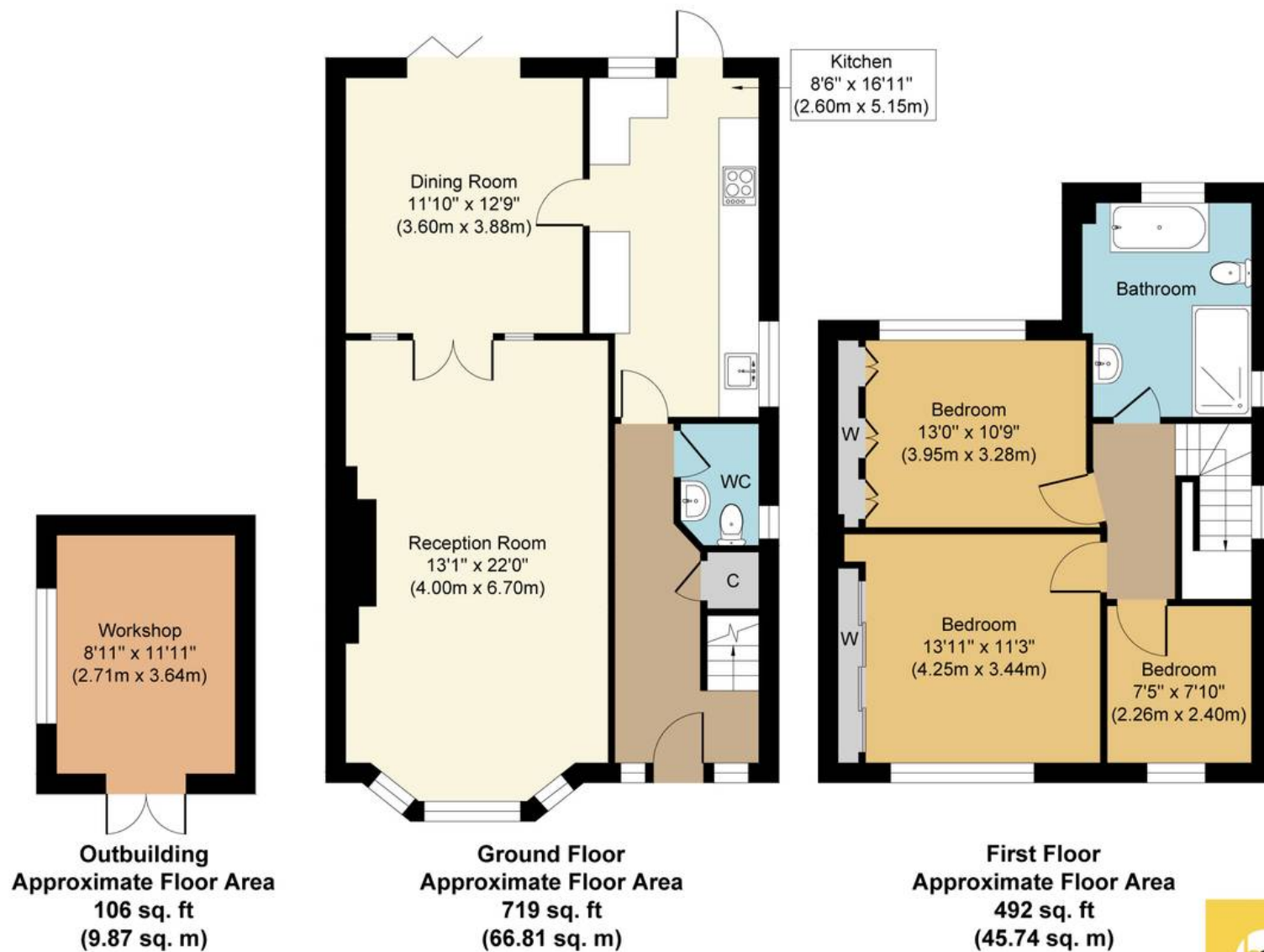
Council Tax band: E

Tenure: Freehold

- Beautiful Three Bedroom Detached Family Home
- Extended To The Rear Of The Property
- Two Large Reception Rooms With Bi-fold Doors To







Nutfield Road, RH1
Approx. Gross Internal Floor Area 1317 sq. ft / 122.42 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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