



Ferndale, Parkwood Road,

Nutfield, Surrey
RH1 4HD

Guide price £675,000



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Robert
Leech .



Ferndale is an attractive, modern detached family home offering well-proportioned and well-presented accommodation throughout.

The whole house has a very homely and bright feeling with a welcoming hallway and attractive staircase. The kitchen has recently been refitted with a contemporary range of wall and base units and useful breakfast bar. Casement double doors lead through to the sitting room which is of excellent size with wood flooring and a beautiful stone open fireplace, very much a place for the family to relax - with sliding doors giving direct access to the rear garden. There is also a lovely double aspect dining room, good sized study and downstairs WC on the ground floor.

Upstairs, the staircase creates an unusual and interesting landing. The master bedroom is of good size with fitted wardrobes and an ensuite shower room. There are three further bedrooms and a family bathroom.

Outside to the front of the property there is off street parking on the block paved driveway in addition to the detached single garage, with steps & handsome railings leading to the front door. The rear garden is secluded, with an area of patio - perfect for a table and chairs for outside dining in the summer months. The remainder is laid to lawn with planted borders. The garden has side access to one side and a shed to the other.



1.9 miles
Redhill



7.7 miles
Gatwick



1.8 miles
Redhill

- Modern & well presented detached home
- Well proportioned & bright accommodation
- 4 bedrooms & 2 bathrooms (1 ensuite)
- Close to Reigate & Redhill town centres
- Popular village location
- Close to Priory Farm shop & garden centre
- Garage & off road parking
- Attractive stone open fireplace
- 1,555 sq ft of living space
- Wonderful walks on the doorstep



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Parkwood Road is a pleasant residential cul de sac in Nutfield, located just 2 miles outside Redhill. Local amenities are conveniently on hand close by in South Nutfield and include nursery, primary school, station and local store. There are also several cafes and top-rated public houses nearby.

Furthermore, the popular Priory Farm Shop and Nutfield Priory gym and spa are a short walk away. The surrounding countryside and woodlands are extensive and provide lovely walks.

Redhill includes a wider range of schools and excellent main line rail connections into both London Bridge / London Victoria (c30 mins) and Gatwick Airport (c10 mins). There is a wide range of restaurants and amenities such as a supermarket, leisure centre and cinema in addition to the Belfry shopping centre.

FAQs

- Tandridge Borough Council
- Council tax band F
- Tenure - Freehold
- Gas fired central heating
- EPC rating C
- Internal floor area 1,555 sq ft

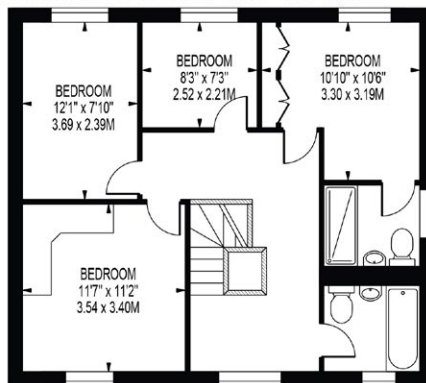


FERNDALE

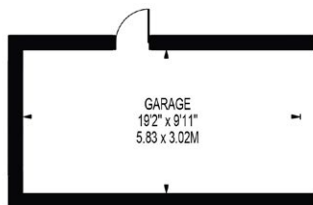
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1555 SQ FT - 144.42 SQ M
(INCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 190 SQ FT - 17.61 SQ M

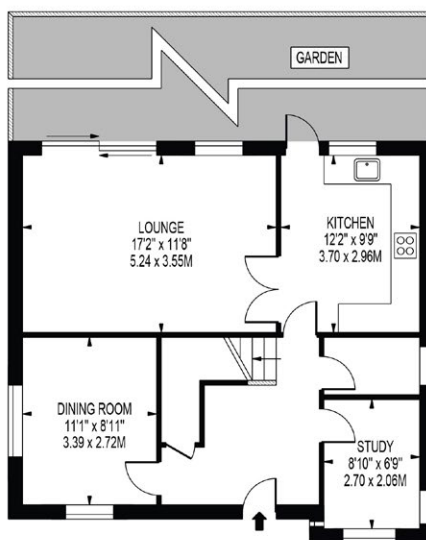
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 50 SQ FT - 4.63 SQ M



FIRST FLOOR



GARAGE NOT IN ACTUAL LOCATION



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



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Leech

