



South Nutfield  
£475,000

Robert  
Leech. 





An extended four-bedroom family home situated within a small cul-de-sac close to amenities and Nutfield Train Station. Benefiting from front, side and rear garden, off-street parking, and garage en bloc.





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This end of terrace comprises two separate reception rooms, a modern fitted kitchen providing access to the rear garden with decking, utility room and shower-room. Heading upstairs all four bedrooms are situated as well as the family bathroom.

Situated in the heart of South Nutfield and within easy walking distance of Nutfield Station, that provides direct links via Redhill, to London Bridge and Victoria. With this home you can enjoy retreating into village life after a long hard day at work. The village also has an excellent primary school within walking distance.





## At a glance

- Extended Family Home
- 4 bedrooms, 2 bathrooms (1 shower room), 2 reception rooms
- Garage en Bloc
- Off Street Parking
- Small Cul-de-sac
- Front, Side and Rear Garden
- Close To Nutfield Train Station
- EPC Rating C
- Council Tax Band D
- Tandridge District Council

## Location

The village has a range of local amenities, including a popular pub, fabulous local shop - Holborns, and a primary school, and easily accessible to the larger centres of Reigate, Godstone and Bletchingley. Nearby is Priors Farm, with its nursery and farm shop. The area is surrounded by open countryside offering excellent opportunities for walking and riding, with water sports possible at Mercers Lake Country Park. The M25 Junction 8, approximately 5.8 miles and M23 Junction 7, approximately 4.8 miles, can be accessed locally.

### TRAIN SERVICES

Nutfield train station provides connections into London Bridge and Victoria in approximately 45 minutes.

## Intrigued?

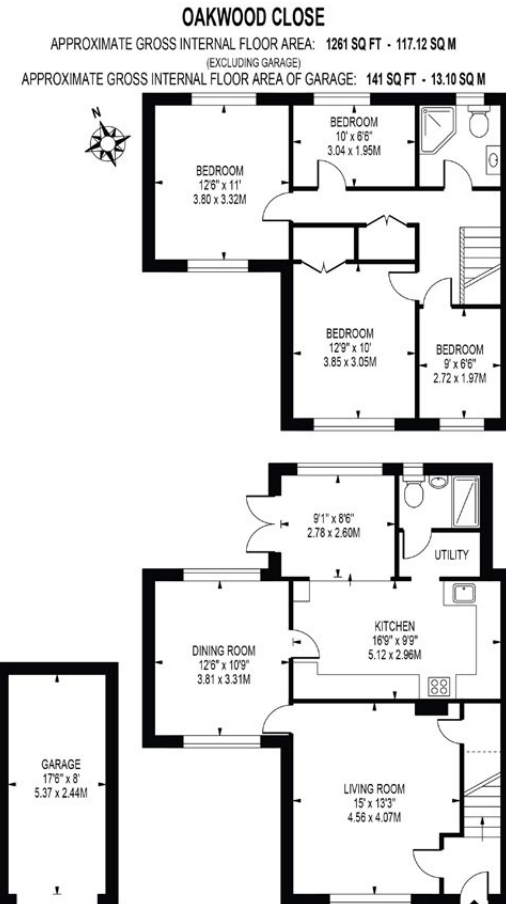
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**Robert Leech.**

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