



Price
£350,000

Leasehold

3x  1x  1x 

**Nutfield Road,
Merstham, Surrey, RH1**

cubitt&west
Helping you move forwards



Main features

- Split-level maisonette offering a spacious first-floor layout
- Private front and side garden
- Generous bedrooms all with ample built-in storage
- Four-piece bathroom suite
- Open-plan living/dining area featuring a charming fireplace
- Large front-facing windows filling the home with natural light.
- Walkable to Merstham station ideal for commuters
- Close to local amenities

Accommodation

GROUND FLOOR

Entrance Hall

SPLIT LEVEL FIRST FLOOR

Landing

Lounge/Diner: 15'5 x 12'4 (4.70m x 3.76m)

Kitchen: 13'3 x 7'4 (4.04m x 2.24m)

Bedroom 1: 13'11 x 12'11 (4.24m x 3.94m)

Bathroom: 12'11 x 6'5 (3.94m x 1.96m)

SECOND FLOOR

Landing

Bedroom 2: 12'11 x 12'8 (3.94m x 3.86m)

Bedroom 3: 15'8 x 10'9 (4.78m x 3.28m)

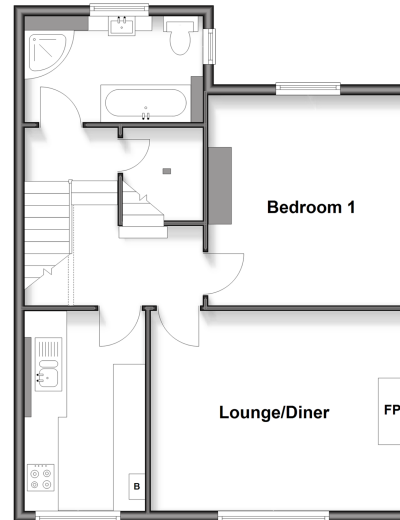
Walk-In Wardrobe

OUTSIDE

Front & Side Garden

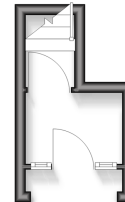
Split Level First Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



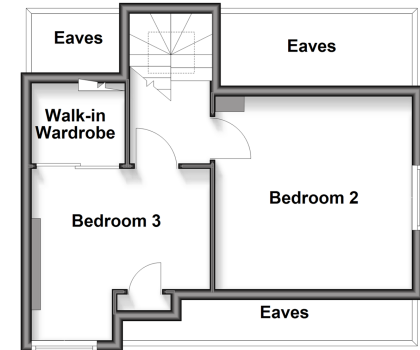
Ground Floor

Approx. 3.7 sq. metres (40.2 sq. feet)
(excluding unnamed room)



Second Floor

Approx. 30.5 sq. metres (328.5 sq. feet)
(excluding Eaves, Eaves, Eaves)



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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