



Price
£500,000

Freehold

2x  1x  1x 

**Nutwood Avenue,
Brockham, Surrey, RH3**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Sought after location with views over fields
- Countryside walks on your doorstep
- Stunning extended kitchen/diner with doors to garden
- Large garden
- Detached garage and parking space
- Scope for loft conversion (subject to planning permission)

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 13'1 x 12'11 max (3.99m x 3.94m)
 Dining Area: 12'4 x 7'6 (3.76m x 2.29m)
 Kitchen Area: 14'7 x 10'9 (4.45m x 3.28m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 14'0 up to fitted wardrobes x 11'0 (4.27m x 3.36m)
 Bedroom 2: 9'10 x 8'0 (3.00m x 2.44m)
 Bathroom

OUTBUILDING

Garage

OUTSIDE

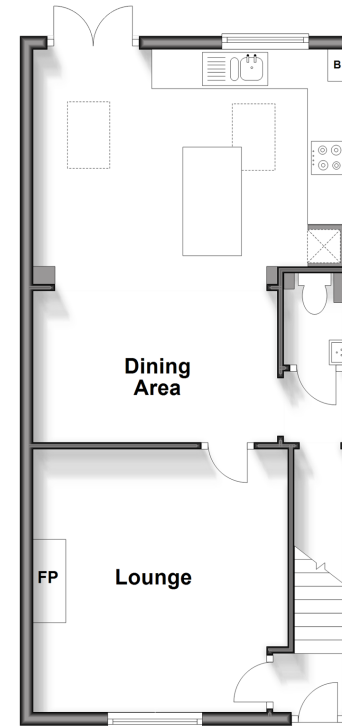
Front Garden
 Rear Garden
 Parking Space
 2 Sheds
 Greenhouse

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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

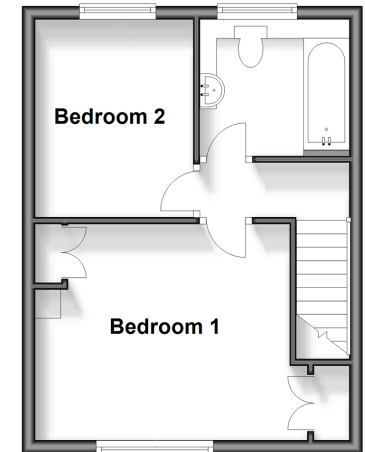
Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.9 sq. feet)



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