



2 Victoria Cottages, Kings Cross Lane, South Nutfield

In Excess of £500,000



2 Victoria Cottages, Kings Cross Lane

South Nutfield.

Halliwell marks are delighted to offer for sale this lovely three-bedroom semi-detached country cottage which is located in the highly sought-after village of South Nutfield. Beautifully presented throughout and benefiting from no onward chain, a modern kitchen, two reception rooms, a first-floor bathroom and a ground floor shower room, front and rear gardens and off road parking for two cars. South Nutfield village has a primary school, village store and cosy family friendly public house. Nutfield Priory Farm is nearby for fresh produce, the 'Discovery Nature' Walk, fishing and their famous Strawberry Festival. Nutfield train station is a short walk away for trains into London Terminals. The M25 and M23 are easily accessed for Gatwick Airport and trips to the coast and for those who enjoy sports you have Nutfield cricket club and tennis centre.

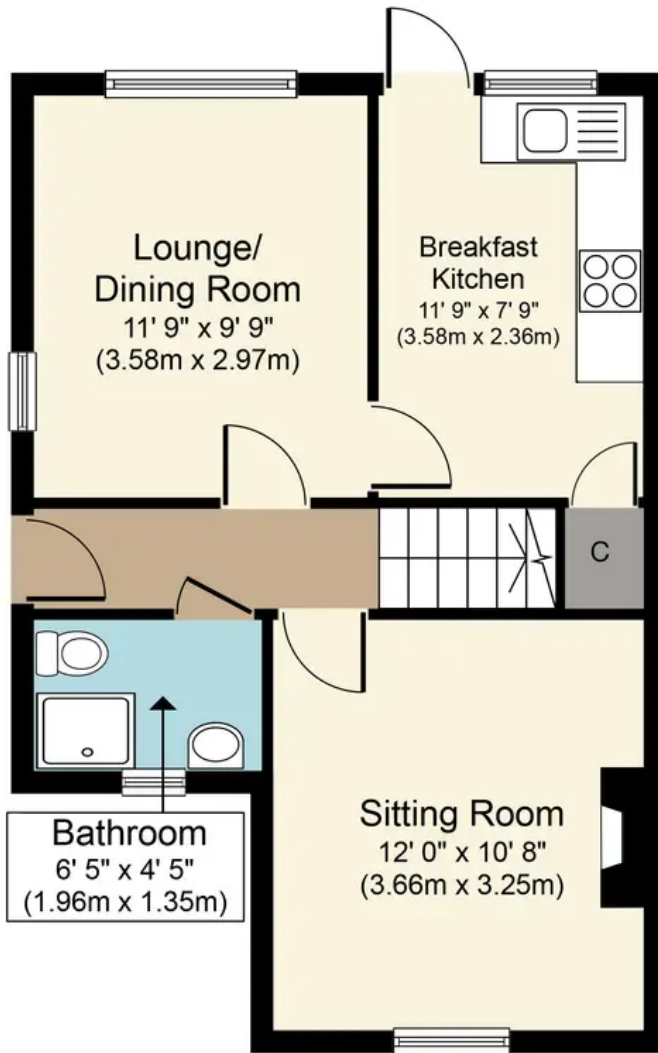
Council Tax band: D

Tenure: Freehold

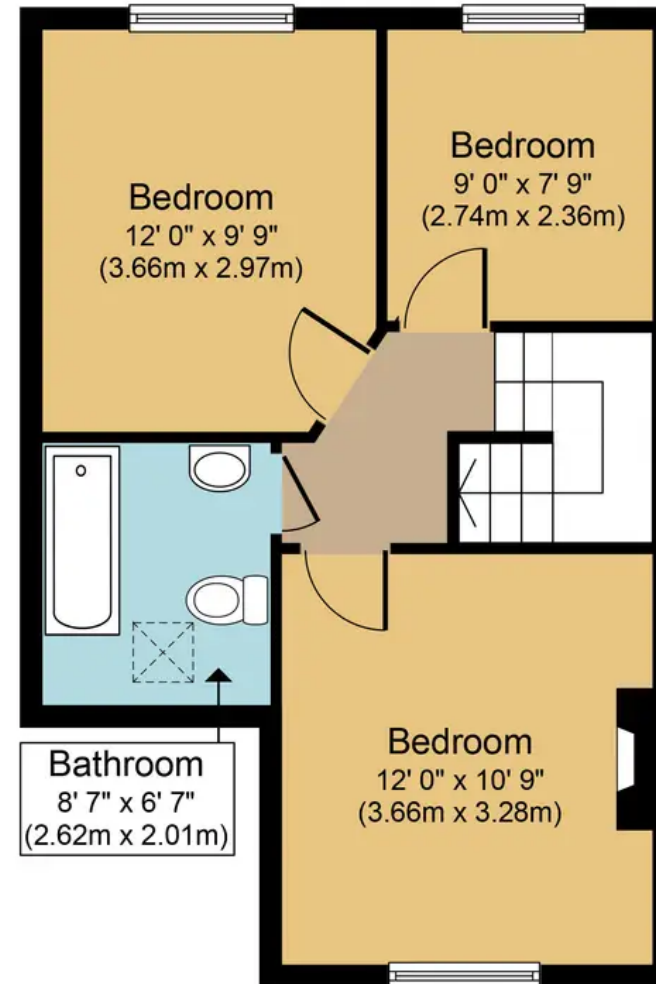
- Semi-detached Family Home
- Three Bedrooms, Two Reception Rooms
- South Nutfield Village
- Off Road Parking For Two Cars







Ground Floor
 Approximate Floor Area
 434 sq. ft.
 (40.3 sq. m.)



First Floor
 Approximate Floor Area
 434 sq. ft.
 (40.3 sq. m.)



Kings Cross Lane, RH1
Approx. Gross Internal Floor Area 868 sq. ft. (80.6 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.