



**2 Grovehill Road, Redhill, RH1 6PJ**  
**Offers In Excess Of £625,000**

A three bedroom detached Victorian house located within 1/3 mile of Redhill town centre, shops and railway station and offers sitting room, 20' kitchen/dining room, garden room/store, three double bedrooms, modern family bathroom, off street parking for two vehicles, front, side and rear gardens, double glazing, gas central heating. No Onward Chain

## **The Property**

Is approached by driveway with parking for two vehicles. Front garden is enclosed by semi-mature hedging and trees, leading to front door, two outside light points, steps descending to side garden giving access to rear patio garden

### **Entrance Hall**

Georgian style Upvc front door, light point, side aspect double glazed window, double panel radiator, power point, fitted carpet, archway to further hallway, stairs ascending to second floor, ceiling light point, ceiling mounted smoke detector, ornate coving, understairs storage cupboard housing gas meter and stopcock with additional storage space, step up to lounge, door to kitchen/dining room

### **Sitting Room 12'8" x 12'0 (3.86m x 3.66m)**

Ceiling light point, ornate coving, double glazed double aspect windows to front and side, feature tile enclosed cast iron fireplace with wooden mantle and granite hearth, cupboard housing electric consumer unit, double panel radiator, telephone point, television point, power points, fitted carpet

### **Kitchen/Dining Room 20'6 x 12'0 (6.25m x 3.66m)**

#### **Kitchen Area**

Spotlighting, rear aspect double glazed window, rear aspect double glazed glass panel door leading to steps and patio area, newly fitted range of wall and base level units, wood block effect roll top worksurface incorporating four ring

#### **Dining Area**

Double glazed double aspect windows to side and rear, two double panel radiators, wood laminate flooring

#### **Stairs**

Ascending to landing

#### **Landing**

Access to loft via hatch with ladder and light, ornate coving, ceiling mounted smoke detector with light point

### **Main Bedroom 12'1 x 12'0 (3.68m x 3.66m)**

Ceiling light point, ornate coving, double glazed double aspect windows to side and front, tv point, telephone point, power points, double panel radiator, fitted carpet

### **Bedroom 2 12'6 x 9'7 (3.81m x 2.92m)**

Ceiling light point, double glazed window to garden and beyond, double panel radiator, power points, fitted carpet

### **Bedroom 3 9'7 x 7'5 (2.92m x 2.26m)**

Ceiling light point, rear aspect double glazed window to garden and beyond, double panel radiator, power points, fitted carpet

## **Family Bathroom**

Downlighting, side aspect double glazed obscure glass panel window. Bathroom has been completed refitted and extended and now features: A four piece bath suite incorporating panel enclosed bath set into tiled recess, low flush wc, pedestal wash hand basin, recessed double shower cubicle with sliding door and wall mounted shower set into tiled recess, part tiled walls, tiled floor, chrome heated towel rail

### **Rear Garden**

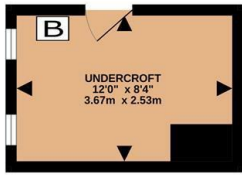
Steps descending to timber decked area, outside light point, access to front and side gardens, timber build shed, door to

### **Garden Room/Undercroft 12'0 x 8'4 (3.66m x 2.54m)**

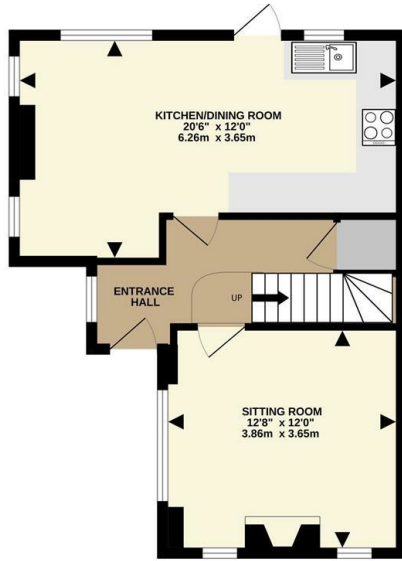
Strip lighting, side aspect single and one double glazed window, wall mounted Worcester Bosch combination boiler, power points. (Agent's Notes: This room could be ideal as a garden room and has potential to become a study/third reception room.

## **COUNCIL TAX BAND D**

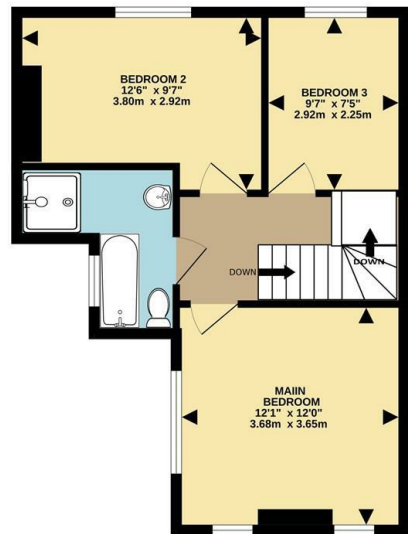
# Floor Plan



BASEMENT



GROUND FLOOR

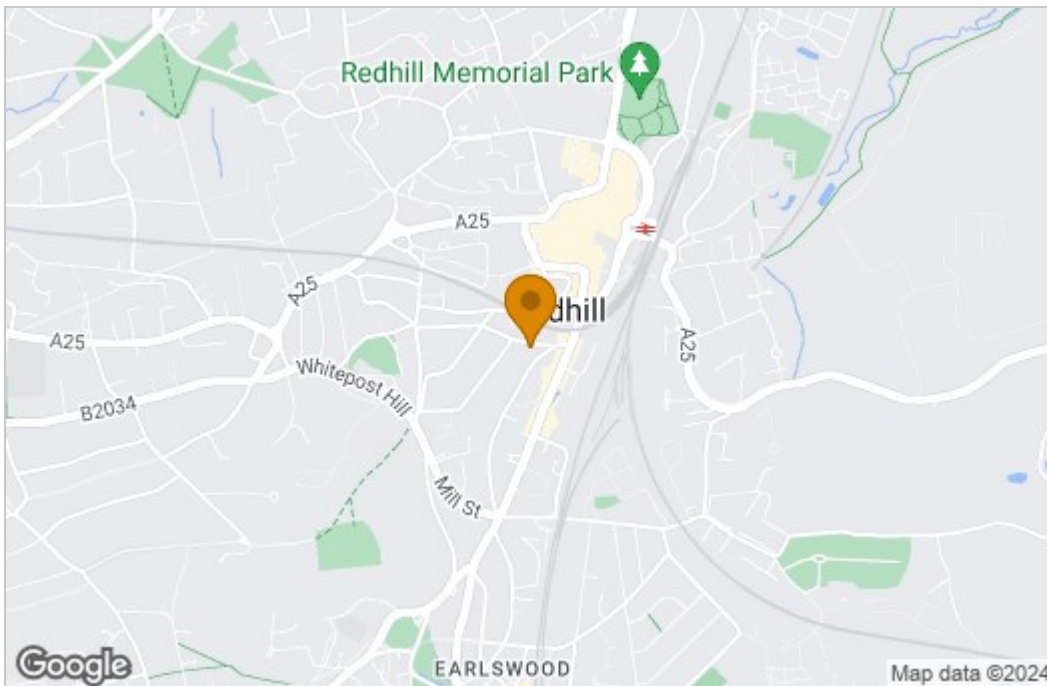


1ST FLOOR

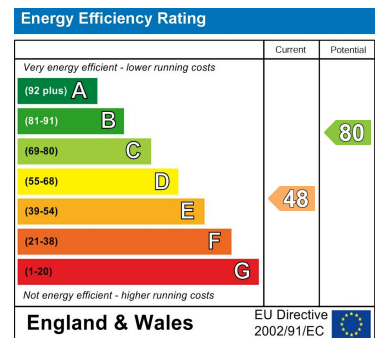


TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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