



## 105 Monson Road

Redhill, Surrey, RH1 2EX

**£2,250 Per Calendar Month**



**\*\* AVAILABLE NOW \*\*** Thomas & May is pleased to offer this modernised four bedroom Victorian semi detached Home Located on the North side of Redhill Town Centre, with Easy Access Links to M25 at Reigate & Godstone and within 0.8 Mile of Redhill Railway Station with Mainline Links to London & Brighton. The Property Features; Lounge, Dining Room flowing through to Kitchen/Breakfast Room, Large Luxury Bathroom, Four Bedrooms and Landscaped Rear Garden



## Agent

### The Property

Is approached by

### Entrance Hall

Ceiling light point, stairs rising to first floor landing, period tiled flooring, doors to lounge and dining room

### Lounge 12'6" x 12'1" excluding bay (into bay 14'3") (3.8 x 3.68 excluding bay (into bay 4.34))

Ceiling light point, front aspect double glazed bay window with hardwood ledge, double panelled radiator, recessed feature electric pebble effect fireplace with remote control, t.v. point, telephone point, door to large understairs storage area/study recess, fitted carpet

### Dining Room 12'5" x 12'2" (3.78 x 3.7)

Downlighting, rear aspect double glazed window, t.v. point, double panelled radiator, wood laminate flooring leading through to kitchen/breakfast room

### Kitchen/Breakfast Room 18'4" x 7'6" (5.59 x 2.29)

Downlighting, ceiling mounted smoke detector, rear aspect double glazed double doors opening onto timber decked area overlooking family garden, side aspect double glazed window overlooking patio area, double glazed door opening onto patio area, double panelled radiator, power points, t.v. point,

### Stairs

Rising to first floor landing

### First Floor Landing

Downlighting, ceiling mounted smoke detector, stairs rising to second floor landing, double panelled radiator, fitted carpet, doors to bedrooms 1, 3 and family bathroom

### Bedroom 1 12'4" x 12'0" (3.76 x 3.66)

Ceiling light point, front aspect double glazed window, period Victorian feature fireplace with decorative surround and mantle, built in understairs deep fill wardrobe with shelving and storage, double panelled radiator, power points, fitted carpet

### Bedroom 3 9'4" x 8'11" (2.84 x 2.72)

Ceiling light point, rear aspect double glazed window, double panelled radiator, fitted carpet

### Family Bathroom

Downlighting, rear aspect double glazed window with the bottom half obscured, bathroom comprises a white five piece bath suite incorporating designer roll top stand alone bath with mixer tap and shower attachment, recessed double cubicle shower with wall mounted

### Stairs.

Rising to second floor landing

### Second Floor Landing

Spotlighting, ceiling mounted smoke detector, side aspect double glazed window, fitted carpet, doors to bedroom 2 and 4

### Bedroom 2 12'4" narrowing to 9'5" x 11'1" (3.76 narrowing to 2.87 x 3.38)

Ceiling light point, dual rear aspect double glazed windows, power points, double panelled radiator, t.v. point, fitted carpet

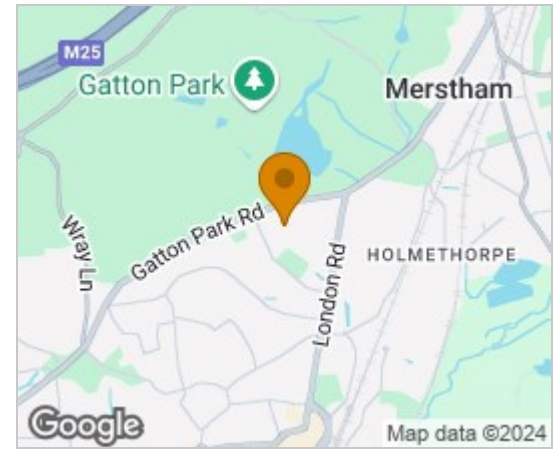
### Bedroom 4/Study 11'1" x 7'5" usable width 5'3" (3.38 x 2.26 usable width 1.6)

Spotlighting, dual front aspect double glazed

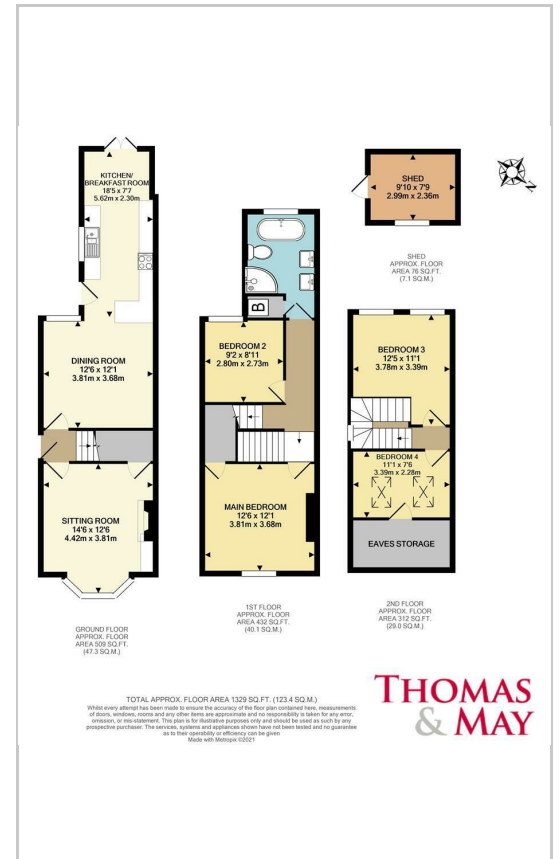
### Rear Garden

Step out from kitchen/breakfast room onto Sandstone patio area leading to timber decked area with dwarf brick built wall, step up to raised lawned garden, rear garden is surrounded by panel enclosed and timber built fencing, outside tap

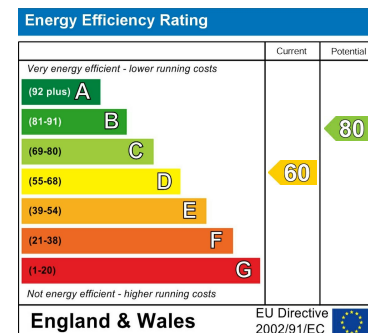
## Area Map



## Floor Plans



## Energy Efficiency Graph



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