



20 HURSTLEIGH DRIVE, REDHILL, SURREY, RH1 2AA
GUIDE PRICE £975,000
FREEHOLD

***** STUNNING EXTENDED DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION WITH NO ONWARD CHAIN *****

Located in Hurstleigh Drive, a prime residential location within Redhill, this extended family home is presented to the market in excellent condition throughout. The location is ideal for access to the highly regarded schools and the town centre with its many leisure facilities including the newly opened cinema complex, and of course the mainline railway station with its commuter links to London.

The house itself offers spacious and flexible accommodation over two floors including a generous kitchen/dining/family space. You enter the house into the welcoming entrance porch which has plenty of space for coats and shoes and double doors that open into the large L-shaped entrance hall which immediately gives the feeling of space. To the rear of the property is a beautiful kitchen/dining/family room with a fully fitted kitchen, including a range cooker and an island, which overlooks, and has doors out to the rear garden. There is a useful utility room tucked off the kitchen. The 20ft lounge is the perfect space to settle down with the family for a movie, and also has double doors out to the rear deck.

Also to the ground floor there is a large playroom/family room, a cloakroom, and a separate study or home office for those needing to work from home.

Upstairs the property has four good sized bedrooms and a well appointed family bathroom which includes a large shower and separate bath. The main bedroom also has an ensuite shower room.

Outside there is a full width sun deck, which is south facing, and divided into separate dining and seating areas. From this steps take you down to the lawn garden, with access to the under deck store space and side passage. To the front is a driveway with space for 3 cars and a lawn garden.

This family home should be viewed to appreciate everything it has to offer. Call Woodlands now to arrange your visit.

- **DETACHED FAMILY HOME**
- **THREE RECEPTION ROOMS**
- **CLOAKROOM & UTILITY ROOM**
- **TWO BATHROOMS**
- **COUNCIL TAX BAND: G**
- **FOUR BEDROOMS**
- **KITCHEN/DINING ROOM**
- **LARGE ENTRANCE HALL**
- **OFF ROAD PARKING**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL

27'7(max) x 18'4(max) (8.41m(max) x 5.59m(max))

FAMILY ROOM

25'4 x 11'4 (7.72m x 3.45m)

LOUNGE

20'1 x 12'4 (6.12m x 3.76m)

KITCHEN/DINING ROOM

23'1 x 20'9 (7.04m x 6.32m)

CLOAKROOM

OFFICE/PLAYROOM

18'2 x 10'3 (5.54m x 3.12m)

FIRST FLOOR LANDING

BEDROOM ONE

20'3 x 10'0 (6.17m x 3.05m)

ENSUITE SHOWER ROOM

BEDROOM TWO

13'2 x 10'9 (4.01m x 3.28m)

BEDROOM THREE

12'2 x 10'9 (3.71m x 3.28m)

BEDROOM FOUR

9'11 x 9'6 (3.02m x 2.90m)

FAMILY BATHROOM

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

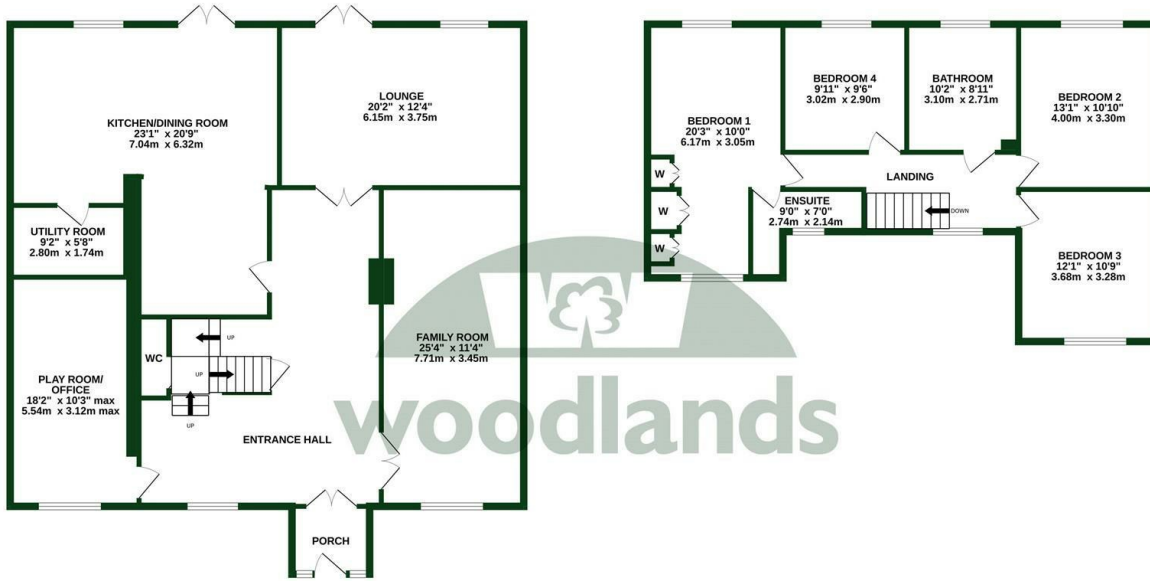
FRONT GARDEN

REAR GARDEN



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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