



31 HONEYCROCK LANE, REDHILL, SURREY, RH1 5DG
GUIDE PRICE £450,000
FREEHOLD

***** THREE BEDROOM SEMI DETACHED HOUSE WITH BOTH A BATHROOM AND SHOWER ROOM *****

This 1930's built semi detached house is conveniently located within easy reach of Salfords train station, and a parade of local shops.

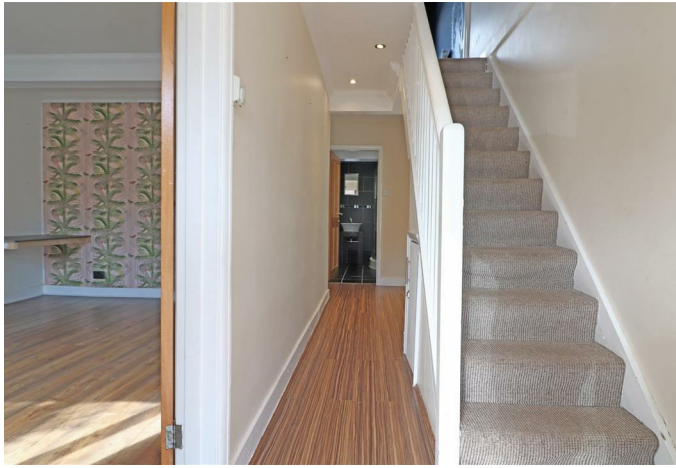
Through the front door there is a good size hallway with a double glazed window to the side and a shower room. At the front there is a cosy living room and at the rear a separate kitchen with a door to a large conservatory. Upstairs there are three bedrooms, two of which are doubles, and a family bathroom.

Outside you have off road parking to the front for two cars, a side access leads through to a 90ft garden which has both patio and lawn areas.

As well as the local shops and train station, Salfords has a popular school, a Miller and Carter restaurant and bus connections to both Redhill and Horley town centres.

- NO CHAIN
- CONSERVATORY
- LARGE GARDEN
- CLOSE TO SHOPS
- COUNCIL TAX BAND: D
- THREE BEDROOMS
- BATH AND SHOWER ROOMS
- OFF ROAD PARKING
- STATION NEARBY
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
17'11 x 5'1 (5.46m x 1.55m)

SHOWER ROOM
8'0 x 5'10 (2.44m x 1.78m)

LOUNGE
14'1 x 10'10 (4.29m x 3.30m)

KITCHEN
11'11 x 10'1 (3.63m x 3.07m)

CONSERVATORY
14'8 x 12'11 (4.47m x 3.94m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'0 x 9'5 (3.35m x 2.87m)

BEDROOM TWO
10'11 x 9'2 (3.33m x 2.79m)

BEDROOM THREE
7'10 x 6'11 (2.39m x 2.11m)

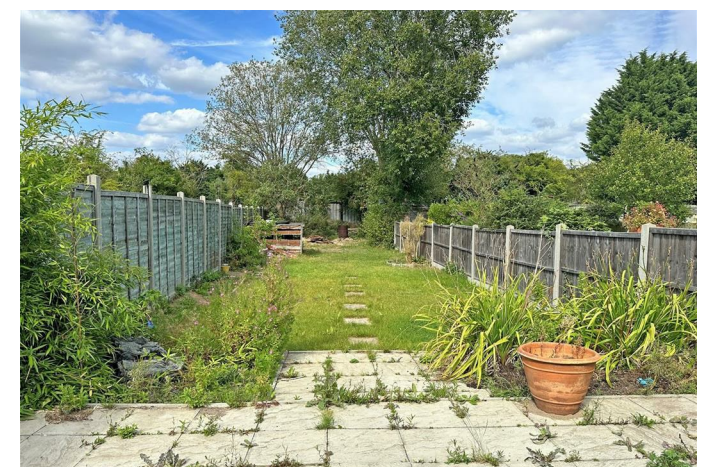
BATHROOM
6'9 x 6'7 (2.06m x 2.01m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

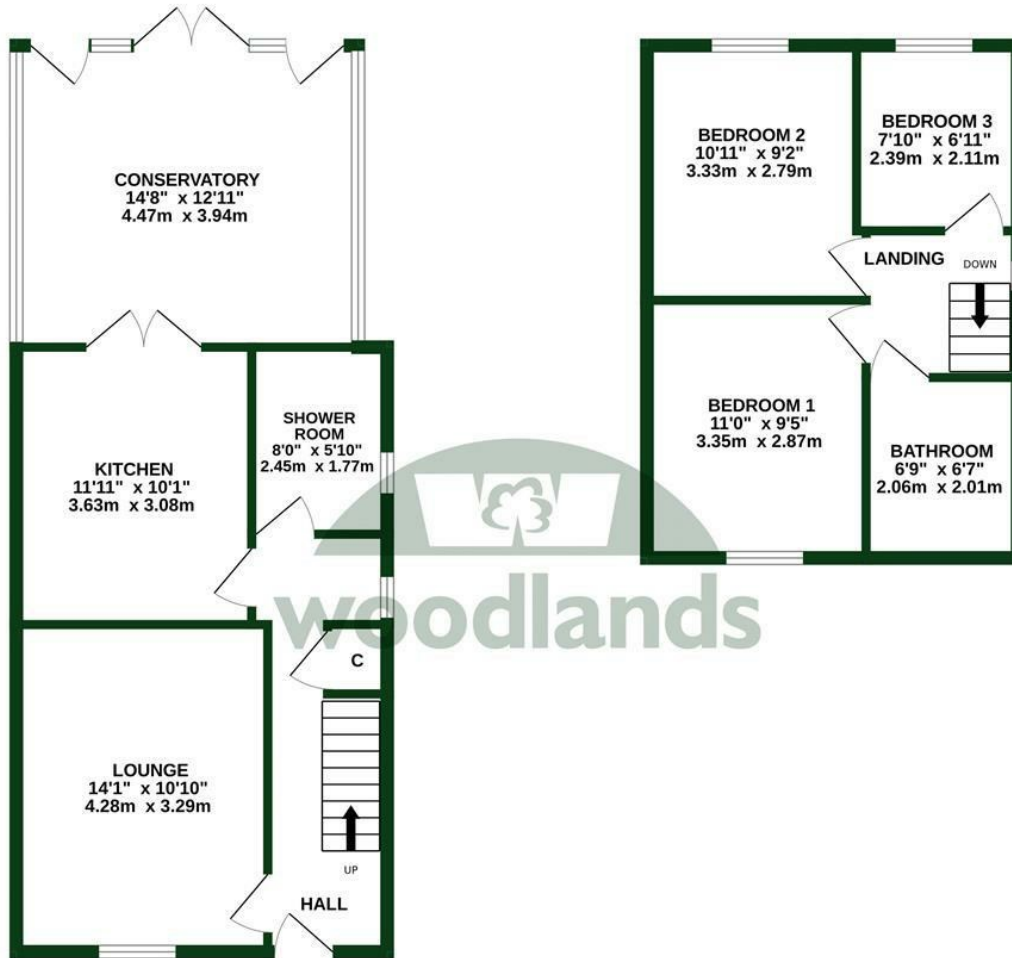
90FT REAR GARDEN

OFF ROAD PARKING FOR 2/3 CARS



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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