



WOOD  
01753  
for

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**17 HANWORTH ROAD, REDHILL, SURREY, RH1 5HS  
OFFERS IN EXCESS OF £535,000  
FREEHOLD**

**\*\*\* STUNNING EXTENDED FAMILY HOME \*\*\***

To put it simply, this is one of those houses that makes you go WOW!

The finish and attention to detail throughout this extended three bedroom semi detached family home, is exceptional, and beyond what you would normally find at this price point - making this home excellent value for money.

Situated to the south side of Redhill town centre, Earlswood train station is within a mile - perfect for commuters, and Earlswood Lakes and Petridge Wood are just moments away for those dog walkers and countryside lovers.

Once through the front door, the spacious hallway draws you in, and you pass the 19ft lounge with it's feature sliding glass walls which cleverly opens the room up, whilst still creating a separate go to zone. To the rear is the kitchen/diner which is the true focus of this home, the contemporary dark kitchen units with their copper detailing contrast with the white quartz work surfaces and herringbone Amtico flooring. There is a huge central island, with bar seating, which ensures the all-important social experience. The south facing, full width bi-fold doors with integrated electric blinds, bathe the room in light all year round and also draws the eye into the garden space. There is underfloor heating to the downstairs.

Upstairs the three bedrooms are immaculately decorated. One of the bedrooms has wall to wall bespoke fitted wardrobes. The bathroom has a bath with separate shower over and vanity basin creating a relaxing ambience, and there is a separate wc, which again is finished to perfection.

Outside the bonded aggregate patio and pathways scream elegance and the south facing lawn is plenty big enough for kids or dogs. At the rear of the garden the outbuilding takes entertainment, home working or the gym experience to the next level. With bi-fold doors, a roof light, underfloor heating and a fitted bar – what a space to work, or entertain friends in.

This property is truly worth viewing–book your slot.

- **STUNNING FAMILY HOME**
- **BEAUTIFUL KITCHEN/DINER**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **EXTENDED SEMI DETACHED**
- **HIGH SPEC FINISH THROUGHOUT**
- **CONTEMPORARY OUTBUILDING**
- **SOUTH FACING GARDEN**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

19'10 x 9'4 (6.05m x 2.84m)

**KITCHEN/DINING ROOM**

14'11 x 14'10 (4.55m x 4.52m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

10'10 x 9'4 (3.30m x 2.84m)

**BEDROOM TWO**

10'2 x 9'4 (3.10m x 2.84m)

**BEDROOM THREE**

7'10 x 5'8 (2.39m x 1.73m)

**BATHROOM**

5'8 x 4'7 (1.73m x 1.40m)

**SEPARATE WC**

4'7 x 2'5 (1.40m x 0.74m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**SOUTH FACING REAR GARDEN**

**GARDEN ROOM**

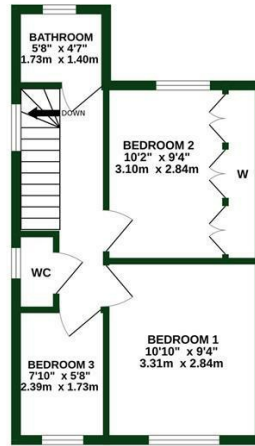
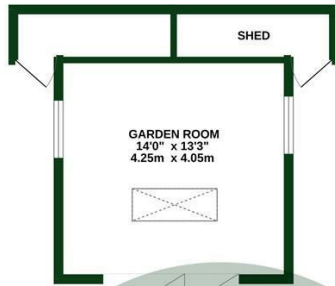
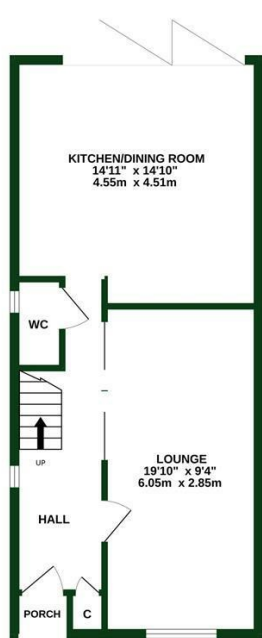
14'0 x 13'3 (4.27m x 4.04m)

**OFF ROAD PARKING FOR TWO CARS**



GROUND FLOOR  
780 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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