





**63B MONSON ROAD, REDHILL, SURREY, RH1 2EU**

**£575,000  
FREEHOLD**

**\*\*\* SPACIOUS, VICTORIAN HOME WITH PARKING AND A WONDERFUL GARDEN, SITUATED IN A HIGHLY POPULAR ROAD \*\*\***

Built in the 1880's, this semi detached home has been superbly well looked after, and has had extensive improvement works carried out by the current owners.

To the front there a dropped kerb, and off road parking for two cars. A side access leads you to a choice of two entrances, the first of which opens into a lobby, with stairs straight ahead. Off this lobby there is a bright living room, with an open fire and a bay window, and you have a separate dining room, that has a large cupboard under the stairs. Off the dining room there is a stylish, modern kitchen which in turn leads to the rear lobby, which is a generous size, and connects you through to a spacious additional reception room, with direct access to the rear garden, and double doors to a large bathroom.

On the first floor there is a landing with loft access, a generous double bedroom to the front, then you have a modern bathroom and two further bedrooms towards the rear.

The rear garden is a beautiful space, not only is it south facing, but it is well tended and mature, with raised beds, well stocked borders, patio and seating areas, as well as a 15ft workshop that has power and light.

Nearby you have the benefit of a well stocked local shop, in addition to easy access up to Gatton, which has some truly beautiful spots, and walks that lead all the way to Reigate hill.

If you have children, there are some excellent school nearby, including St Bedes, and the Royal Alexandra and Albert state boarding school.

Redhill's bustling town centre can be found just under a mile to the south, and offers a range of high street shops, regular local market, a shopping centre, Sainsburys super store, 24 hour gym and a new multi screen cinema complex. You also have the luxury of extensive transport links, including mainline train services to central London, Guildford, Reading, Tonbridge and Gatwick.

- |                         |                  |
|-------------------------|------------------|
| ■ SOUGHT AFTER LOCATION | ■ NO CHAIN       |
| ■ THREE BEDROOMS        | ■ TWO BATHROOMS  |
| ■ THREE RECEPTIONS      | ■ MODERN KITCHEN |
| ■ PARKING FOR TWO CARS  | ■ SUPERB GARDEN  |
| ■ COUNCIL TAX BAND: D   | ■ EPC RATING: D  |







#### ROOM DIMENSIONS:

##### LOUNGE

12'9 x 11'11+bay (3.89m x 3.63m+bay)

##### DINING ROOM

12'10 x 11'11 (3.91m x 3.63m)

##### KITCHEN

10'2 x 8'1 (3.10m x 2.46m)

##### UTILITY ROOM

8'4 x 8'0(max) (2.54m x 2.44m(max))

##### BATHROOM

9'5 x 8'8 (2.87m x 2.64m)

##### FAMILY ROOM

12'5 x 12'0 (3.78m x 3.66m)

##### FIRST FLOOR

##### BEDROOM ONE

12'10 x 11'11 (3.91m x 3.63m)

##### BEDROOM TWO

10'2(max) x 8'2 (3.10m(max) x 2.49m)

##### BEDROOM THREE

9'10 x 7'1 (3.00m x 2.16m)

##### BATHROOM

9'9 x 4'6 (2.97m x 1.37m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### 135FT REAR GARDEN

##### WORKSHOP WITH POWER

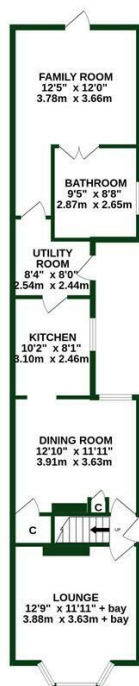
15'7 x 9'8 (4.75m x 2.95m)

##### OFF ROAD PARKING FOR TWO CARS

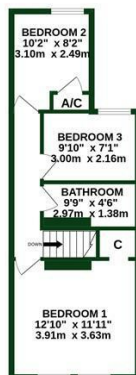




GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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 a guide only. The services, fixtures 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		82
(69-80) C		
(55-68) D	61	
(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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