



18 BATTS HILL, REDHILL, SURREY, RH1 2DH
OFFERS IN EXCESS OF £525,000
FREEHOLD

***** BEAUTIFULLY PRESENTED THREE BEDROOM HOME, IN A SOUGHT AFTER AREA WITH GREAT VIEWS *****

This 1950's built, semi detached house has been extensively refurbished by the current owners, making the home more family friendly.

Through the new composite front door you have an entrance hall with built in storage. There is a comfortable living room with a front facing bay window, and to the rear you have an open plan kitchen/dining room that has a large built in cupboard, and direct access to the garden. Upstairs there is a landing with a double glazed window to the side and loft access. There are two good size double bedrooms, one of which benefits from far reaching views across Redhill towards Nutfield. There is a single bedroom and a well appointed family bathroom.

Outside you have a front garden, which is mostly laid to lawn, a shared driveway which runs down to a single garage with an up and over door. There is also a side access gate which leads to an 80ft rear garden. The garden has a patio area up by the back door, extensive lawn, and a decked area at the foot of the garden.

Nearby you have the benefit of a number of highly regarded schools, including St Bedes and RAA. There are also some impressive walks to be had, taking you all the way up Reigate hill. In addition, Redhill's bustling town centre is only a short walk, there you will find a wide range of shops and amenities, including a multi screen cinema complex, shopping centre, regular local market and super transport links, connecting you to central London in half an hour. You are also with easy reach of the pretty market town of Reigate, where there are a large number of boutique stores, restaurants and pubs.

- **EXCELLENT CONDITION**
- **LOUNGE**
- **THREE BEDROOMS**
- **SUPERB VIEWS**
- **COUNCIL TAX BAND: E**
- **RECENTLY REFURBISHED**
- **KITCHEN/DINING ROOM**
- **PARKING AND GARAGE**
- **CLOSE TO SCHOOLS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE

13'0 x 11'7 (3.96m x 3.53m)

KITCHEN/DINING ROOM

17'9 x 10'10 (5.41m x 3.30m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'3 x 10'9 (3.43m x 3.28m)

BEDROOM TWO

11'0 x 10'11 (3.35m x 3.33m)

BEDROOM THREE

7'11 x 6'5 (2.41m x 1.96m)

BATHROOM

7'8 x 6'0 (2.34m x 1.83m)

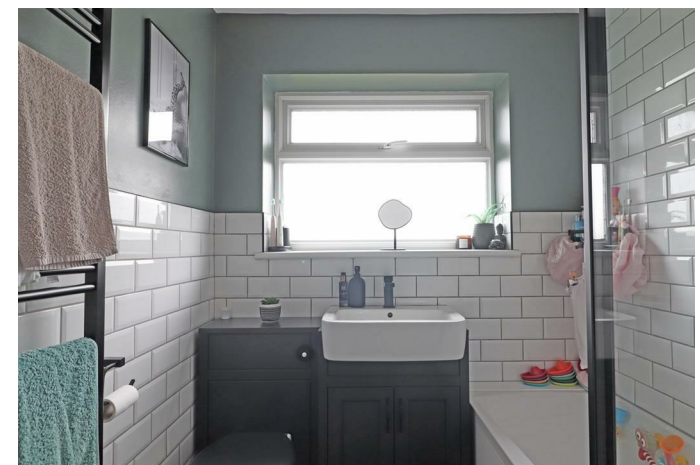
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

80FT GARDEN

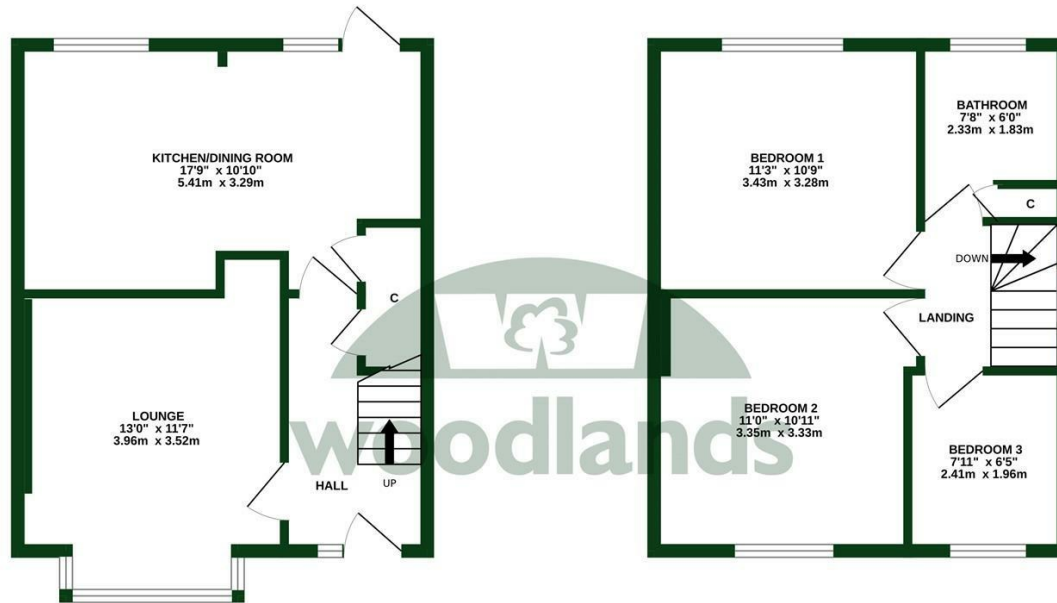
GARAGE

OFF ROAD PARKING



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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		
(69-80) C		79
(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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