



77 GROVEHILL ROAD, REDHILL, SURREY, RH1 6DB

**£680,000
FREEHOLD**

***** SPACIOUS CHARACTER HOME PRESENTED IN SUPERB CONDITION, SITUATED IN A SOUGHT AFTER LOCATION *****

This handsome Victorian house is presented in excellent condition, with a stylish interior and plenty of features.

The layout and space has been augmented to offer a wonderful flow, on the ground floor there is a tiled entrance hall with a very handy WC and utility room. There is a modern, fitted kitchen to the front, which makes good use of the bay window detail. At the rear you have a wonderful, open living space, that has wood panelled walls, an open fireplace, and a large lantern roof light. There are also wide bi-folding doors giving access to the landscaped rear garden.

On the first floor there is a stunning, four piece bathroom, comprising a contemporary suite with stand alone bath and separate shower, with the benefit of a double glazed window to the rear. There is also a generous double bedroom on this floor, complete with a sash bay window and a separate dressing area. On the top floor you have two further bedrooms, one of which has a well appointed en-suite shower room.

Outside there is off road parking to the front for one car, at the rear you have a landscaped garden, that features a raised deck, fenced boundaries and a timber shed.

At the end of the road there is a wonderful deli, and Redhill town centre is only a short walk. Within the town you have regular a local market, a range of high street stores, a multi screen cinema complex, 24 hour gym, Sainsburys superstore and shopping centre. Redhill also boasts impressive train services, including frequent links to central London in around 30 minutes. You can also access Guildford, Reading, Tonbridge and Gatwick from the station.

- **CHARACTER HOME**
- **SUPERB LIVING SPACE**
- **BATHROOM AND ENSUITE**
- **LANDSCAPED GARDEN**
- **COUNCIL TAX BAND: D**
- **STYLISH INTERIOR**
- **THREE DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **CONVENIENT LOCATION**
- **EPC RATING: D**





ROOM DIMENSIONS:

GROUND FLOOR

ENTRANCE HALL

10'1 x 4'0 (3.07m x 1.22m)

KITCHEN/BREAKFAST ROOM

12'2 x 9'7 (3.71m x 2.92m)

CLOAKROOM/UTILITY

8'2 x 4'2 (2.49m x 1.27m)

LOUNGE/DINING/FAMILY ROOM

21'10 x 17'10 (6.65m x 5.44m)

FIRST FLOOR

BEDROOM ONE

12'8 x 12'7 (3.86m x 3.84m)

DRESSING AREA

6'3 x 2'11 (1.91m x 0.89m)

FAMILY BATHROOM

12'7 x 8'2 (3.84m x 2.49m)

SECOND FLOOR

BEDROOM TWO

12'7 x 10'6 (3.84m x 3.20m)

ENSUITE SHOWER ROOM

5'9 x 4'11 (1.75m x 1.50m)

BEDROOM THREE

10'6 x 10'6 (3.20m x 3.20m)

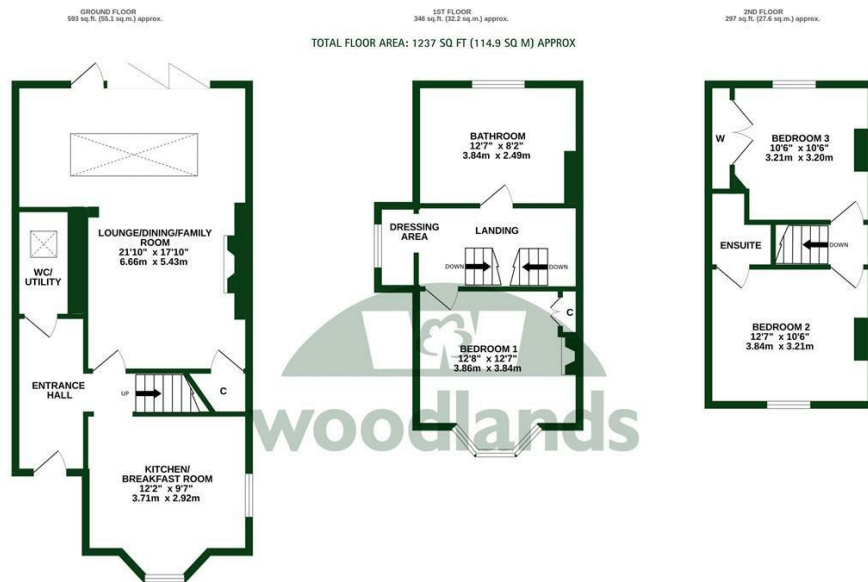
GAS CENTRAL HEATING

SASH WINDOWS AND DOUBLE GLAZED WINDOWS

60FT REAR GARDEN

OFF ROAD PARKING FOR ONE CAR





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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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