

9 HONEYCROCK LANE, SALFORDS, REDHILL, SURREY, RH1 5DG £625,000 FREEHOLD

*** SUPERBLY SPACIOUS AND VERSATILE DETACHED HOME, WITH AMPLE PARKING AND 100FT GARDEN ***

Situated within easy reach of Salfords mainline train station, local school and a parade of shops, this surprisingly spacious home offers impressive space.

On the ground floor there is an entrance hall with a WC and storage beneath the stairs, at the rear you have a fitted kitchen that opens directly onto a large conservatory. There is a 24ft living/dining space, that is dual aspect, with a liquid Ethanol fueled fire, and sliding doors to a secluded courtyard. To the front of the property there is a potential self contained annexe, which has a bright, dual aspect living space with it's own external door, an inner hallway with a door to the main house, and a separate double bedroom with an ensuite wet room. On the first floor there is a large study/playroom, which leads directly onto two double bedrooms. There is a family bathroom and then to the front you have a double bedroom with ample eaves storage and an en-suite shower room.

Outside there is a driveway to the front that will accommodate several cars. A gated side access leads to a 100ft rear garden, that has a raised deck area, extensive lawn areas and a rear patio with a collection of sheds, all benefitting from being connected to power.

Salfords station can be found only a third of a mile away, making it a short commute for those looking to head into central London. You also have a very handy parade of shops only a moments away, including several foods outlets.

- SPACIOUS HOME
- 24FT LOUNGE
- THREE BATHROOMS
- AMPLE PARKING
- COUNCIL TAX BAND: D

- READY MADE ANNEXE
- GOOD SIZE KITCHEN
- 100FT GARDEN
- CLOSE TO SHOPS
- EPC RATING: D













ROOM DIMENSIONS:

ENTRANCE HALL 11'8 x 10'11 (3.56m x 3.33m)

CLOAKROOM 5'1 x 2'3 (1.55m x 0.69m)

LOUNGE 24'5 x 13'1 (7.44m x 3.99m)

KITCHEN 13'11 x 9'7 (4.24m x 2.92m)

CONSERVATORY 12'11 x 10'10 (3.94m x 3.30m)

ANNEXE LOUNGE/FAMILY ROOM 15'11 x 11'9 (4.85m x 3.58m)

ANNEXE BEDROOM 11'11 x 11'8 (3.63m x 3.56m)

ENSUITE WET ROOM 6'3 x 5'2 (1.91m x 1.57m)

FIRST FLOOR

LANDING

BEDROOM ONE 16'6 x 12'1 (5.03m x 3.68m)

ENSUITE BATHROOM 6'3 x 5'5 (1.91m x 1.65m)

BEDROOM TWO 14'0 x 8'9 (4.27m x 2.67m)

BEDROOM THREE 14'0 x 8'7 (4.27m x 2.62m)

FAMILY BATHROOM 9'3 x 5'8 (2.82m x 1.73m)

STUDY/PLAYROOM 12'0 x 7'8 (3.66m x 2.34m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

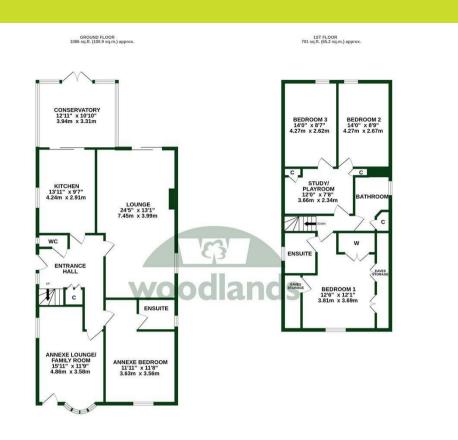
100FT REAR GARDEN

OFF ROAD PARKING FOR THREE CARS









TOTAL ELOOR AREA: 1788 sq.ft. (166.1 sq.m.) approx.
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, mixtures, command any other terms are approximate and no responsibility is taken for any error, or according to the state of t







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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			74
(55-68)		62	
(39-54)			
(21-38)			
(1-20)	•		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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