





**161 LONDON ROAD, REDHILL, SURREY, RH1 2JH**  
**£750,000**  
**FREEHOLD**

**\*\*\* DETACHED FAMILY HOME WITH A DRIVEWAY AND A LOVELY WEST FACING GARDEN \*\*\***

Built in the 1950's, this detached home has been in the family for 48 years and has been a wonderful home for the current owners.

Offered to the market with no onward chain, this is an excellent opportunity as the property offers lots of potential.

Through the front door there is an entrance hall with storage beneath the stairs. You have a spacious, lounge/dining room, which has a bay window to the front and access to both the kitchen and conservatory. The kitchen has been extended to offer a kitchen/breakfast space, at the rear there is a large timber conservatory, measure 26ft in width, and benefitting from a separate utility and WC area, as well as double doors to the rear garden and a side door.

On the first floor there is a landing with a window to the side and loft access. There are two large double bedrooms, with the principal bedroom benefitting from a balcony and fitted wardrobes. Bedroom three is large single bedroom with built in storage. You also have a modern shower room, with a separate WC.

Outside there is a block paved, gated driveway to the front, which will accommodate several cars and has a garden area also. A side access connects to the beautifully maintained, and mature, west facing rear garden, that has an impressive timber workshop and a greenhouse.

Nearby there are bus stops for the 405 route, which connects to Redhill and Croydon town centre. There is a local shop on Monson Road, as well as a 24 hour petrol station within a short walk. The north side of Redhill also benefits from being within easy reach of some excellent schools, including the Royal Alexander and Albert, St Bedes and Wray Common.

Redhill town centre can be found under a mile to the South, and offers a wide range of shopping facilities, a regular local market, 24 hour gym, Sainsburys superstore and a modern, multi screen cinema complex. In addition, there are mainline trains to central London.

- **DETACHED HOME**
- **LOUNGE/DINING ROOM**
- **26FT CONSERVATORY**
- **DRIVEWAY AND GARAGE**
- **COUNCIL TAX BAND: F**
- **LOVELY GARDEN**
- **KITCHEN/BREAKFAST ROOM**
- **THREE BEDROOMS**
- **CLOSE TO SCHOOL**
- **EPC RATING: D**







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

12'9 x 6'6 (3.89m x 1.98m)

##### CLOAKROOM & UTILITY

7'0 x 3'2 (2.13m x 0.97m)

##### LOUNGE/DINING ROOM

25'2 x 13'8 (7.67m x 4.17m)

##### KITCHEN/BREAKFAST ROOM

17'1 x 12'0 (5.21m x 3.66m)

##### CONSERVATORY

26'6 x 11'1 (8.08m x 3.38m)

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

12'4 x 10'4+wardrobes (3.76m x 3.15m+wardrobes)

##### BEDROOM TWO

12'6 x 12'5 (3.81m x 3.78m)

##### BEDROOM THREE

8'0(max) x 7'10 (2.44m(max) x 2.39m)

##### SHOWER ROOM

7'9 x 5'10 (2.36m x 1.78m)

##### SEPARATE WC

4'10 x 2'9 (1.47m x 0.84m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### GARAGE

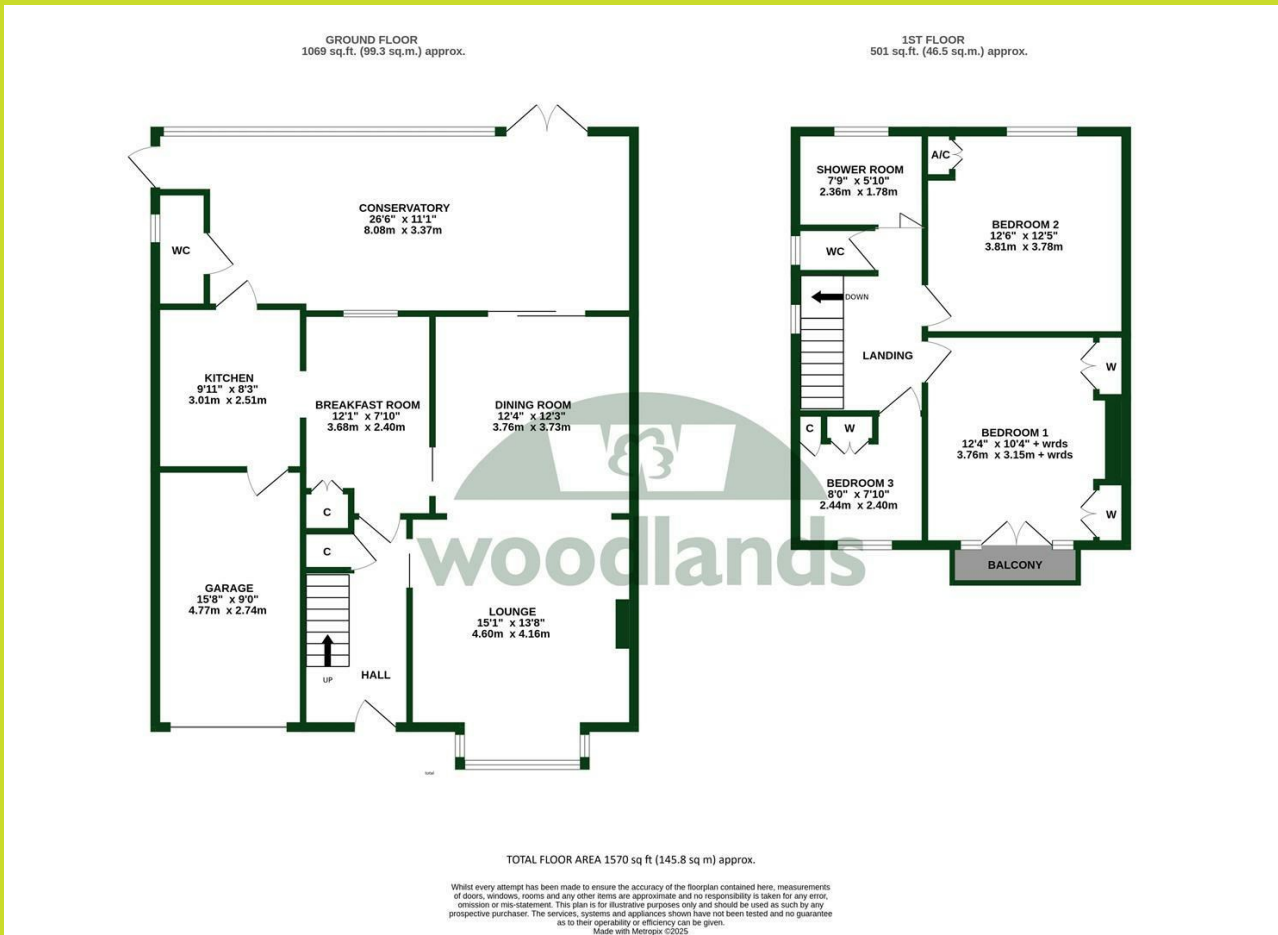
15'8 x 9'0 (4.78m x 2.74m)

##### DRIVEWAY WITH PARKING FOR 3/4 CARS

##### LOVELY REAR GARDEN







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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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