



207



207 FRENCHES ROAD, REDHILL, SURREY, RH1 2JE

**£550,000
FREEHOLD**

***** IMPRESSIVE, SEMI DETACHED HOME PRESENTED IN SUPERB CONDITION *****

***** GARAGE AND DRIVEWAY *****

This 1930's built home has been extensively refurbished and remodeled by the current owners to provide a stylish family home.

Located on the north side of Redhill, close to some of the areas best schools and some beautiful green spaces, this superb semi detached home is a must see.

Through the front door you have a good size entrance hall with built in storage. At the front there is a bright living room, complete with a gas fuelled wood burning stove replica. To the rear you have a wonderful open plan space, with a stunning kitchen that has an island and high quality work surfaces, a family and dining area with direct access to the garden, as well as a very handy downstairs WC. Upstairs there is a landing with a window to the side and loft access, two generous double bedrooms, a further bedroom and a well appointed bathroom.

Outside the owners have re-designed and landscaped the space to offer two superb garden areas, one very secluded area to the front for the morning sun, and a landscaped, low maintenance rear garden. In addition there is a garden office which is a good size and has power, light and internet.

The property also has a driveway for two cars, and benefits from a detached garage with an electric roller door as well as a pedestrian door to the side.

As well as the great schools nearby there are a couple of useful local shops within a short walk. Also nearby there are bus routes that connect to Redhill town centre and also up into Croydon.

Redhill's town centre has been the subject of many improvements over recent years, and now offer a multi screen cinema complex, which has bowling, pool, darts, axe throwing, rock climbing and a bar, as well as a number of great restaurants on the high street, a weekly market within the square, 24 hour gym, shopping centre and direct train links to central London, Gatwick, Guildford, Reading and Tonbridge.

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|--------------------------------|-------------------------------|
| ■ BEAUTIFULLY PRESENTED | ■ FULLY REFURBISHED |
| ■ LOUNGE | ■ KITCHEN/FAMILY SPACE |
| ■ THREE BEDROOMS | ■ FIRST FLOOR BATHROOM |
| ■ GARDEN OFFICE | ■ DRIVEWAY AND GARAGE |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL
10'10 x 5'8 (3.30m x 1.73m)

LOUNGE
13'0 x 11'1 (3.96m x 3.38m)

KITCHEN
17'3 x 11'9 (5.26m x 3.58m)

DINING/FAMILY ROOM
13'2 x 6'5 (4.01m x 1.96m)

CLOAKROOM
6'6 x 2'2 (1.98m x 0.66m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'0 x 10'6 (3.96m x 3.20m)

BEDROOM TWO
11'11 x 10'6 (3.63m x 3.20m)

BEDROOM THREE
7'7 x 6'5 (2.31m x 1.96m)

BATHROOM
7'8 x 6'5 (2.34m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

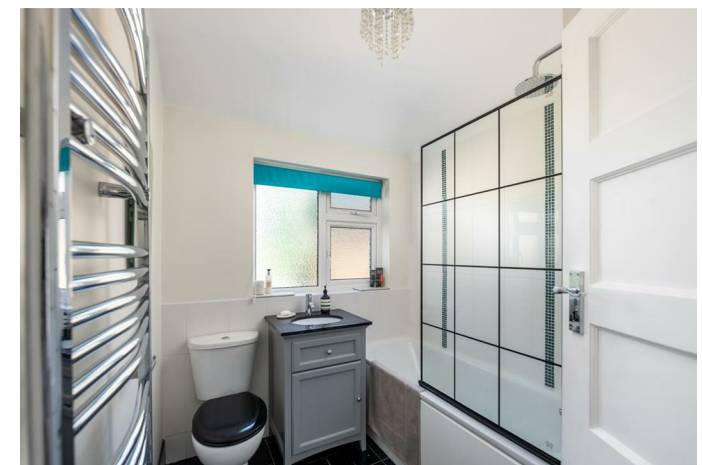
FRONT GARDEN

REAR GARDEN

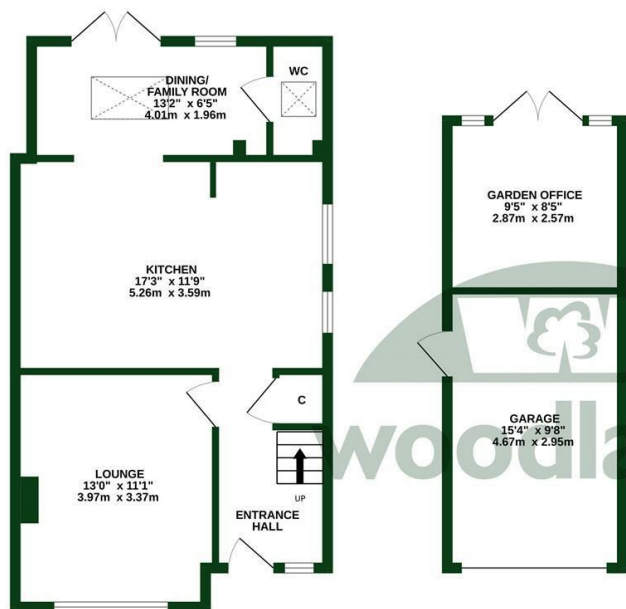
GARDEN OFFICE
9'5 x 8'5 (2.87m x 2.57m)

GARAGE
15'4 x 9'8 (4.67m x 2.95m)

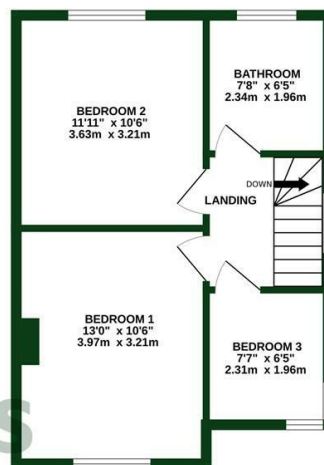
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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	72	76
(55-68) D		
(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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