



4 HARDWICK ROAD, REDHILL, SURREY, RH1 6NH

£485,000

FREEHOLD

***** SEMI DETACHED VICTORIAN HOME WITH A MODERN, STYLISH INTERIOR AND A SOUTH FACING GARDEN *****

This character property has undergone a complete transformation thanks to the current owners. It now boasts a stylish, modern interior with the rare benefit of two shower rooms.

Through the front door there is an entrance lobby, to the front of the house is a cosy living room, with a custom media wall, complete with built in storage. You have a separate dining room, that has a large cupboard under the stairs and a double glazed door to the rear garden. Beyond the dining room is a contemporary fitted kitchen, boasting integrated appliances and a window overlooking the courtyard. At the rear of the house there is a dual aspect shower room, that has some great built in storage. Up on the first floor there are two double bedrooms, one of which benefits from a beautiful en-suite shower room, which has some gorgeous styling details.

Outside there is a small garden area to the front, and a side passage. At the rear you have an 80ft, southerly aspect garden, that has both patio and lawn areas, with a walled boundary to one side.

Hardwick Road is a desirable spot in the heart of Meadvale, where you are within walking distance to a wonderful local pub, some stunning green spaces, including Earlswood lakes, the ever popular Reigate school and a great range of local shops, including a bakers, butchers, chemist and two Co-op stores. In addition, Reigate's historic town centre is just over a mile away, and Redhill town centre, with its superb rail links to central London, is only 1.3 miles from the house.

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|-------------------------|--------------------------|
| ■ VICTORIAN HOUSE | ■ SUPERB CONDITION |
| ■ TWO DOUBLE BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ SOUTH FACING GARDEN | ■ HIGH QUALITY FINISH |
| ■ SOUGHT AFTER LOCATION | ■ VIEWING HIGHLY ADVISED |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: D |





ENTRANCE PORCH

LOUNGE

10'3 x 10'2 (3.12m x 3.10m)

DINING ROOM

11'6 x 9'9 (3.51m x 2.97m)

KITCHEN

8'9 x 6'8 (2.67m x 2.03m)

SHOWER ROOM

7'7 x 5'6 (2.31m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'6 x 9'9 (3.51m x 2.97m)

ENSUITE SHOWER ROOM

8'9 x 6'8 (2.67m x 2.03m)

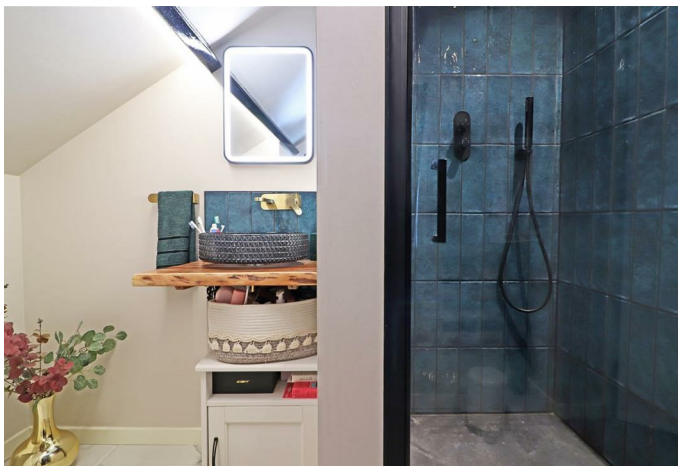
BEDROOM TWO

11'6 x 10'3 (3.51m x 3.12m)

GAS CENTRAL HEATING

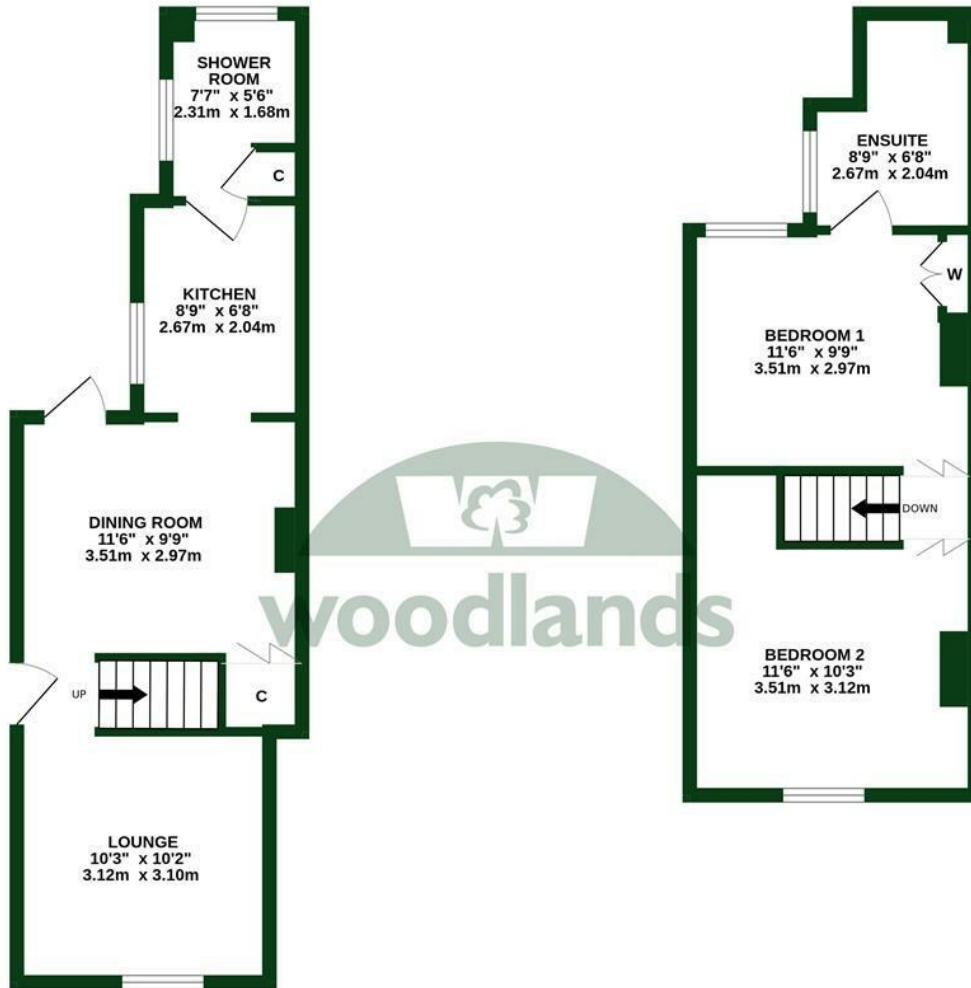
DOUBLE GLAZED WINDOWS

80FT REAR GARDEN



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

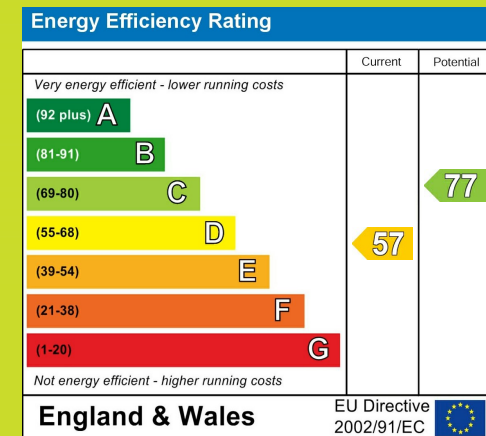


TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

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