



4 West Avenue.

Redhill

In Excess of £600,000



## 4 West Avenue

The property is a beautifully extended three/four bedroom semi-detached family home. As you enter and walk down the hall, you will be greeted by a stunning open plan kitchen/living room, complete with bi-fold doors that lead out to the rear garden, allowing for an abundance of natural light to fill the space. The separate front aspect lounge boasts a bay window, creating a cosy and inviting atmosphere. Additional features on the ground floor include a utility room and a convenient shower room/wc.

Moving upstairs, you will find two generously sized double bedrooms, as well as a study that could also be used as a fourth bedroom. For ultimate privacy and tranquillity, the master bedroom is located in the loft and comes complete with its own en-suite and a feature bath with heavenly views!. Air conditioning has also been installed in the master bedroom, ensuring your comfort during the warmer months.

The outside space of this property is equally impressive. The rear garden features a patio area, perfect for al fresco dining or simply enjoying a peaceful moment outdoors. A shed provides ample storage space, while a sunken trampoline offers endless fun for children and adults alike. Off road parking is available for two cars, providing convenience and peace of mind.

Council Tax band: D

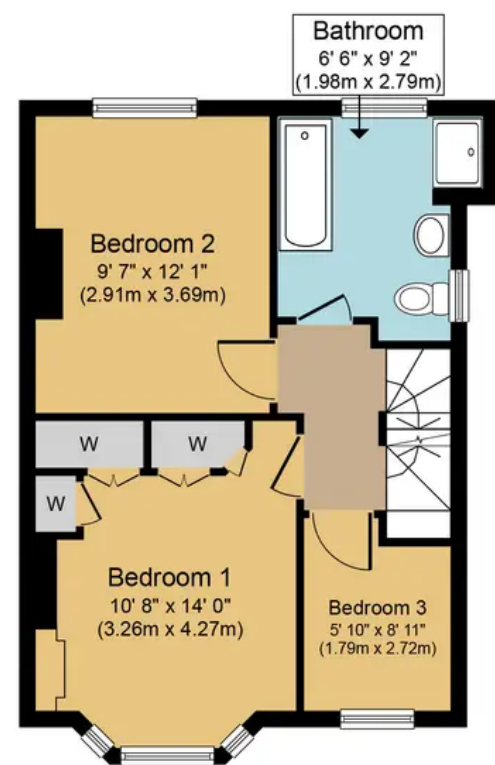
Tenure: Freehold



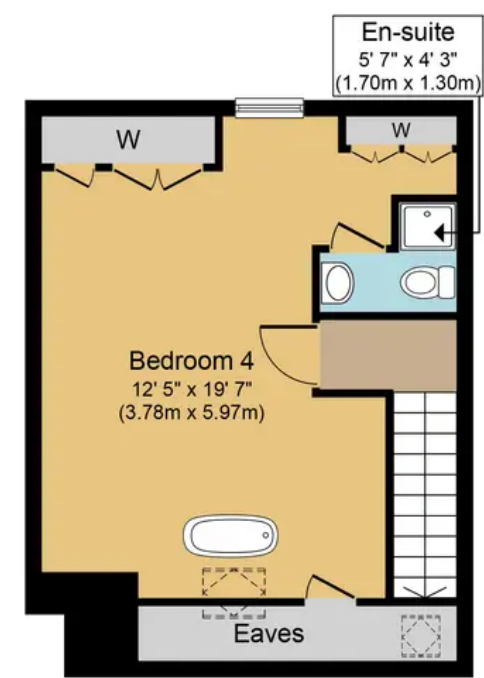




**Ground Floor**  
Approximate Floor Area  
**864 sq. ft.**  
(80.2 sq. m.)



**First Floor**  
Approximate Floor Area  
**425 sq. ft.**  
(39.5 sq. m.)



**Second Floor**  
Approximate Floor Area  
**321 sq. ft.**  
(29.8 sq. m.)

**West Avenue, RH1**  
**Approx. Gross Internal Floor Area 1,610 sq. ft. (149.5 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.