



Carlton Road RH1

£650,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Found on the highly sought-after Carlton Road, equidistant from the vibrant town centres of Redhill and Reigate, this beautifully presented three bedroom semi-detached family home is an opportunity not to be missed.

With a perfect blend of charm and potential, it promises a lifestyle of comfort and convenience, while also offering scope for expansion (subject to planning permissions).

Upon arrival, the property greets you with a neat driveway, providing off-road parking and leading to a spacious garage. The exterior's classic appeal is mirrored inside, where an immaculate interior awaits.

Stepping through the front door, you are welcomed into a bright and airy large open-plan reception room. This versatile space is thoughtfully designed to accommodate both living and dining areas, perfect for family gatherings and entertaining guests.

Natural light pours in through the doors that open onto a stunning, sun-drenched garden—a tranquil haven that invites you to unwind and enjoy outdoor living.



Adjacent to the garage, an additional family room offers a cosy retreat, ideal for a variety of uses, such as a home office, playroom, or snug. Here, there is a convenient downstairs W/C.

The well-appointed kitchen is the heart of the home, seamlessly connecting both the main living space and the family room, ensuring effortless flow and functionality.

Upstairs, the accommodation continues to impress. Two generously sized double bedrooms, each featuring built-in wardrobes, provide ample storage and a sense of order.

The third bedroom, a single, offers flexibility as a child's room or study. The family bathroom is well-presented, catering to the needs of a busy household.

The property's desirable plot enhances its appeal, presenting exciting opportunities to modernise and extend, transforming this already charming home into a bespoke family residence tailored to your vision (subject to planning permissions).







Beyond the confines of this exquisite home lies the allure of Carlton Road itself. Renowned for its prestigious status and distinguished residences, Carlton Road is the epitome of upscale living in Redhill. Its tree-lined streets exude a sense of tranquility and exclusivity, providing residents with a peaceful retreat from the hustle and bustle of city life.

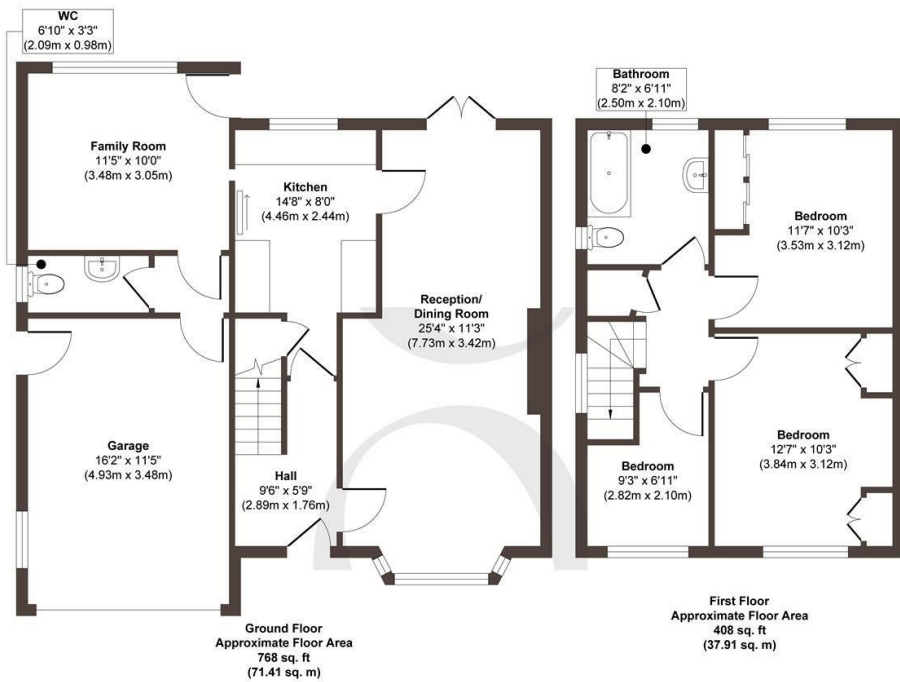
Adding to the desirability of the area are the excellent schools nearby, catering to families seeking the highest standards of education for their children. From renowned primary schools to prestigious secondary institutions, Carlton Road offers access to a wealth of educational opportunities, ensuring that every child receives a first-class education.

In addition to its educational offerings, Redhill boasts an array of amenities and attractions, including charming cafes, upscale boutiques, and scenic parks, providing residents with a vibrant lifestyle enriched with culture and recreation.









Approx. Gross Internal Floor Area 1176 sq. ft / 109.32 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The Details

- Semi-detached family with three bedrooms
- Immaculately presented throughout
- Updated wall insulation (2014) and windows (2021)
- Kitchen fitted in 2013 and Bathroom fitted in 2011
- Open plan reception plus family room
- Tranquil sun-drenched garden
- Off road parking plus garage
- Sizeable plot with scope to extend (stpp)
- New boiler installed in 2008
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Size

Approx 1176.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E



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