

STONE



*Lynwood Road RH1*

£800,000

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

————— *The Stone Family*



Nestled in the sought-after Lynwood Road, this enchanting four bedroom semi-detached Victorian house offers a blend of classic charm and modern convenience. With off-road parking on a permit-only road, experience a wealth of period features only a stone's throw from the town centre.

As you approach the property, the front door sits within an arched porch adorned with original tiles, complemented by an attractive stained glass traditional front door.

Stepping inside, the welcoming hallway features classic tiles and impressively tall ceilings, setting the tone for the elegant interior throughout. Here, access the cellar, where you'll find a large store and a convenient utility space, complete with washer, dryer and sink.

The front living room is a highlight, boasting a large bay window that floods the room with natural light. An original fireplace with decorative tiling and an ornate wooden mantel adds to the room's charm, while the Victorian corning and tall ceilings enhance the sense of space.

The rear reception room also features a character fireplace and has double doors that open onto a courtyard-style patio area, seamlessly blending indoor and outdoor living.



The kitchen has been thoughtfully extended to create a spacious area with a breakfast bar, perfect for casual dining. A modern downstairs bathroom adds to the convenience of the ground floor.

Notably, planning permission has previously been granted to further extend the kitchen area, creating a larger kitchen and dining space, subject to planning permission (STPP).

Doors lead out to the verdant South-facing garden, providing a beautiful backdrop and easy access for al fresco dining.

The garden is a unique offering, extending past the neighbouring properties and wrapping around the house. It offers a lawn area, seating areas, and numerous outbuildings.

These include a studio with storage, a shed and also a pergola type structure, providing versatile spaces for work or relaxation. The garden is a private and tranquil retreat, and the rear of the house is flooded with natural sunlight.







Upstairs, four spacious bedrooms span two levels, thanks to a thoughtfully executed loft extension. Each bedroom comfortably accommodates a double bed, with two currently accommodating king sizes. They are served by a modern family shower room, ensuring ample space and comfort for the whole family.

Redhill train station is within easy reach, providing frequent services to London Victoria and London Bridge in under 40 minutes, as well as direct routes to Gatwick Airport, Reading, and Brighton. For those who prefer to drive, the M25 and M23 motorways are nearby.

The property backs onto the serene Memorial Park, offering a peaceful and picturesque view. The town is a mere 5 minute walk from Lynwood Road, and offers an array of shops, cafes, restaurants, and pubs.

The recent rejuvenation in the town also introduced The Light - a cinema and entertaining space for all the family. Families residing on Lynwood Road benefit from proximity to several highly regarded schools.



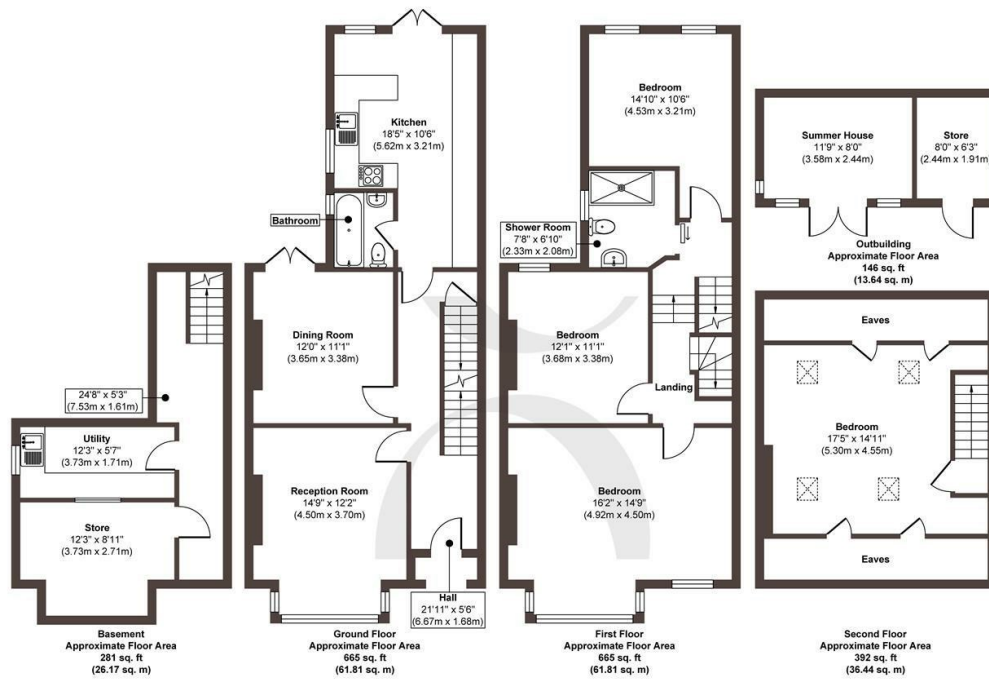






## The Details

- Semi-detached traditional Victorian house
- Four large bedrooms and two modern bathrooms
- Large receptions with original features and fireplaces
- Well-proportioned kitchen with breakfast bar
- Large, unique "secret" garden to the rear
- A new, insulated roof added in 2019
- Basement with storage and utility room
- Potential to extend further (stpp)
- Off road parking plus permit parking
- Ideally situated for schools, convenience and commuting



**Approx. Gross Internal Floor Area 2149 sq. ft / 199.87 sq. m (Including Outbuilding)**

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

Produced by Elements Property

**STONE**

Size  
Approx 2149.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
E



STONE

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