



Connells

Redstone Hill  
Redhill





Welcome to tranquillity and intelligent space planning within this extended family home, perfect for those seeking style, comfort, and a serene setting.

A real feature is the impressive and thoughtfully designed garden/family room extension which draws in natural daylight creating an inviting ambiance for relaxation and entertainment. Bi-folding doors open to the rear garden which enhances indoor/outdoor living in the warmer months.

The kitchen has a large island which is crowned with a breakfast bar, an array of storage units into which you'll find a range of integrated appliances and ample work top space. An inner hallway from this room provides access to the shower room and garage.

Two further well-proportioned reception rooms complete the ground floor accommodation.

Up to the first floor there are two double bedrooms (the main with fitted wardrobes) and a smaller fourth bedroom which would make super home office working space. All three rooms share a family bathroom and separate w.c.

Ascend the staircase to the second-floor double bedroom which enjoys triple aspect views along with access to an abundance of eaves storage.

The rear garden has been a real labour of love designed to enhance outdoor entertaining with a sizeable, decked terrace with mood lighting along with an expanse of artificial lawn. Enclosed and well screened it offers a fabulous degree of privacy.

Driveway parking can be found to the front of the property and an integral garage.



## **Ground Floor**

### **Entrance Porch**

### **Entrance Hallway**

### **Dining Room**

14' 1" Into box bay window x 11' 9" ( 4.29m Into box bay window x 3.58m )

### **Sitting Room**

14' 2" x 10' 10" ( 4.32m x 3.30m )

### **Kitchen / Diner**

17' 8" Max x 16' 1" Max ( 5.38m Max x 4.90m Max )

### **Family / Garden Room**

19' 6" x 8' 3" ( 5.94m x 2.51m )

### **Shower Room**

6' 4" x 4' 11" ( 1.93m x 1.50m )

## **First Floor**

### **Landing**

### **Bedroom One**

14' 2" Into box bay window x 9' 9" ( 4.32m Into box bay window x 2.97m )

### **Bedroom Two**

14' 2" x 11' Max ( 4.32m x 3.35m Max )

### **Bedroom Four**

7' 5" x 7' 4" ( 2.26m x 2.24m )

### **Bathroom**

7' 1" Max x 6' 1" Max ( 2.16m Max x 1.85m Max )

### **Separate W.C**

## **Second Floor**

### **Bedroom Three**

15' 2" x 9' 4" Max ( 4.62m x 2.84m Max )

## **Outside**

### **Rear Garden**

### **Integral Garage**

5' 3" x 11' 1" ( 4.65m x 3.38m )

### **Driveway Parking**

### **Front Garden**













**Ground Floor**

**First Floor**

**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01737 774 277**  
**E [redhill@connells.co.uk](mailto:redhill@connells.co.uk)**

43 Station Road  
 REDHILL RH1 1QH

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RED407751](http://connells.co.uk/Property/RED407751)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RED407751 - 0003