



Connells

Horley Road  
Redhill



This two-bedroom home presents an exceptional opportunity for those seeking a perfect blend of character charm along with the scope to modernise to taste.

You are welcomed into home via an entrance porch with a door that opens to the sitting area which is adorned by natural daylight via a curved bay window,

An archway connects to the dining space which provides access to the fitted kitchen. This configuration is ideal for those with young children for easy mealtimes or for those that enjoy entertaining their visiting guests.

An inner lobby off the kitchen has a door opening to the garden and separate bathroom.

The first floor is laid out with two generously proportioned double bedrooms, each offering built-in storage solutions to maximise space and organisation.

If you are green fingered or just enjoy catching some sun you have a well-established level rear garden. Whilst to the front there is a block paved driveway which leads to a detached double garage.

One of the standout features of this home is the actual plot that it occupies offering potential for expansion both outwards and upwards into the loft space, providing a blank canvas for homeowners to tailor the space according to their vision, subject to relevant permissions.

The location is convenient too, positioned south of Redhill within walking distance of Earlswood train station, East Surrey Hospital, local shops, schools along with open green space nearby too, including Earlswood Lakes.



**Ground Floor**

**Entrance Porch**

**Living Area**

12' x 9' 9" ( 3.66m x 2.97m )

**Dining Area**

11' 6" x 9' 5" ( 3.51m x 2.87m )

**Kitchen**

9' 2" x 6' ( 2.79m x 1.83m )

**Inner Lobby**

**Bathroom**

6' 10" x 5' 6" ( 2.08m x 1.68m )

**First Floor**

**Landing**

**Bedroom One**

11' 11" Max x 10' 2" Plus storage cupboard ( 3.63m Max x 3.10m Plus storage cupboard )

**Bedroom Two**

12' x 10' 7" Max ( 3.66m x 3.23m Max )

**Outside**

**Rear Garden**

**Double Garage**

17' 7" x 14' ( 5.36m x 4.27m )

**Driveway Parking**









**Ground Floor**

**First Floor**

**Garage**

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**EPC Rating: D**

Tenure: Freehold

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