

Connells

Garlands Road Redhill

**£450,000 - £475,000** guide price



This pretty two double bedroom, bay-fronted yellow brick character home blends period charm with exciting potential for personalisation and extension. With its attractive façade and traditional bay window, the property makes a welcoming first impression and opens into a home full of warmth, light and flexibility.

The ground floor is arranged to provide a comfortable living room at the front, featuring a bay window which floods the space with natural light, and a centrally positioned fireplace with ornate tiling that forms a striking focal point. Beyond, a separate dining room offers a versatile space that is currently utilised as a third bedroom but could equally return to its original use. The fitted kitchen offers scope for remodelling, opening the opportunity to create a more contemporary kitchen/dining hub if desired.

Upstairs, two well-proportioned double bedrooms are complemented by a bathroom fitted with modern suite and contemporary tiling. The arrangement of the upper floor provides a comfortable balance of sleeping and bathing accommodation, with potential to expand further subject to the necessary permissions.

Externally, the home enjoys a west-facing rear garden that includes several seating and entertaining areas, planted beds, and the convenient side access adds to the home's day-to-day practicality.

The frontage is relatively low maintenance, which subject to the necessary consents, could be converted into driveway parking.





### **Ground Floor**

# **Entrance Hallway**

### **Living Room**

11' 11" Plus bay window x 11' 3" Max ( 3.63m Plus bay window x 3.43m Max )

## **Dining Room**

11' 11" x 9' 5" Max ( 3.63m x 2.87m Max )

#### Kitchen

11' 2" x 8' ( 3.40m x 2.44m )

### First Floor

# Landing

#### **Bedroom One**

15' 1" Max x 11' 10" Max ( 4.60m Max x 3.61m Max )

#### **Bedroom Two**

11' 11" Max x 9' 5" Max ( 3.63m Max x 2.87m Max )

#### **Bathroom**

11' 2" Max x 7' 11" Max ( 3.40m Max x 2.41m Max )

### Outside

#### Rear Garden

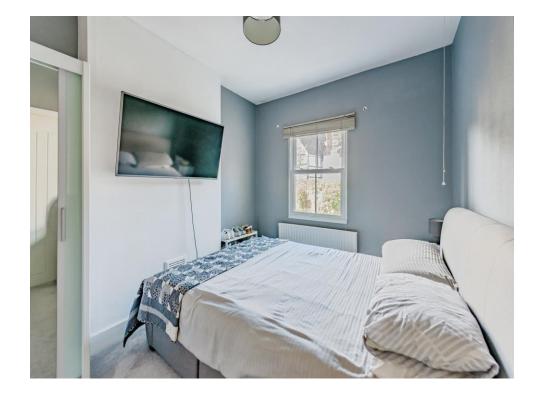
**Low Maintenance Frontage** 



















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EPC Rating: D Council Tax Band: C

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Tenure: Freehold



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