





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









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

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RED407525



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED407525 - 0003