







Brimming with charm and character, this deceptively spacious home offers beautifully flexible accommodation arranged across three floors - a perfect blend of period appeal and modern practicality. There's an inviting sense of warmth and comfort, making it an ideal home for a growing family or anyone seeking a little more space and versatility.

The ground floor has been thoughtfully arranged to create distinct yet flowing living areas. A bright and welcoming sitting room sits to the front, centred around a fireplace that adds both charm and focus to the space.

To the rear, a dedicated dining area opens through to the kitchen, forming a sociable open-plan layout ideal for everyday living and relaxed entertaining. The kitchen itself is fitted with a comprehensive range of wall and base units, providing ample storage and workspace.

The practicalities of family life have also been well considered, with a ground floor w.c and a first-floor family bathroom serving the home.

The first-floor hosts two generous double bedrooms, including a beautifully proportioned primary bedroom which benefits from an en-suite shower room. The top floor reveals another spacious double bedroom with access to eaves storage,

Outside, the enclosed rear garden is low maintenance, providing a safe and enjoyable space for outdoor dining, play or simply relaxing in the sunshine. To the front, a neat lawned garden offers an attractive first impression with potential to create off road parking.



## **Ground Floor**

**Porch**

**Hallway**

**Living Room**

12' 10" x 12' 4" ( 3.91m x 3.76m )

**Dining Area**

19' 2" x 10' 4" ( 5.84m x 3.15m )

**Kitchen**

14' 10" x 6' 8" ( 4.52m x 2.03m )

## **First Floor**

**Landing**

**Bedroom One**

12' 9" x 11' 2" ( 3.89m x 3.40m )

**En-Suite Shower Room**

6' 3" x 5' 8" ( 1.91m x 1.73m )

**Bedroom Three**

10' x 8' 7" ( 3.05m x 2.62m )

**Bathroom**

8' 8" x 5' 9" ( 2.64m x 1.75m )

## **Second Floor**

**Landing**

**Bedroom Two**

14' 2" x 12' 4" ( 4.32m x 3.76m )

## **Outside**

**Rear Garden**

**Front Garden**











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

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 REDHILL RH1 1QH

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