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29 HILLFORD PLACE, REDHILL, SURREY, RH1 5AT

£675,000
FREEHOLD

A must see, detached home offering exceptional living space, ample parking and a garage.

Well located in a quiet street, close to shops, schools and green spaces, this impressive detached house has been extended to give extensive living space, as well as having great size bedrooms.

At the front there is a good size entrance porch with a large cupboard for all your coats and shoes. Beyond the porch is an entrance hall with storage built in under the stairs and doors to both the kitchen and main living room, which measures 25ft in length, with a bay window to the front and gorgeous, original Herringbone block wood floor. There is a stylish, modern kitchen/dining space with bi-folding doors to the garden and a door through to a perfect home office, playroom or formal dining room, which also has bi-folding doors to the garden. In addition there is a separate utility room with garden access, and a door to a shower room, which also has a door into the attached garage.

Up on the first floor there is a spacious landing with a double glazed window to the side, a built in cupboard and loft access. There is a family bathroom with a double glazed window and two generous double bedrooms, with one having a southerly aspect to the front, and the other overlooking the garden. The third bedroom is still a great size and is a far cry from the usual "box room" most three bedroom houses offer.

Outside there is a driveway to the front with parking for up to four cars, as well as having some well planted garden space and a low walled boundary. A side access and gate lead you out into a 65ft garden, which has an extensive patio and lawn areas.

Just around the corner you'll find the highly popular Salfords primary school, as well as there being a parade of handy shops, a McDonalds drive through, plenty of green space to walk it off and bus links to Redhill and Horley town centre.

- DETACHED HOME
- GREAT LIVING SPACE
- THREE GOOD SIZE BEDROOMS
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND: F
- QUIET LOCATION
- SPACIOUS KITCHEN
- 65FT GARDEN
- SHOPS NEARBY
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE PORCH
5'6 x 5'6 (1.68m x 1.68m)

ENTRANCE HALL
8'2 x 7'8 (2.49m x 2.34m)

SHOWER ROOM
7'10 x 4'8 (2.39m x 1.42m)

LOUNGE
25'5 x 11'0 (7.75m x 3.35m)

DINING ROOM/STUDY
11'0 x 9'9 (3.35m x 2.97m)

KITCHEN/BREAKFAST ROOM
22'5 x 9'7 (6.83m x 2.92m)

UTILITY ROOM
7'4 x 5'9 (2.24m x 1.75m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'4 x 10'10 (4.06m x 3.30m)

BEDROOM TWO
11'6 x 10'1 (3.51m x 3.07m)

BEDROOM THREE
9'10 x 8'3 (3.00m x 2.51m)

BATHROOM
8'8 x 8'0 (2.64m x 2.44m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

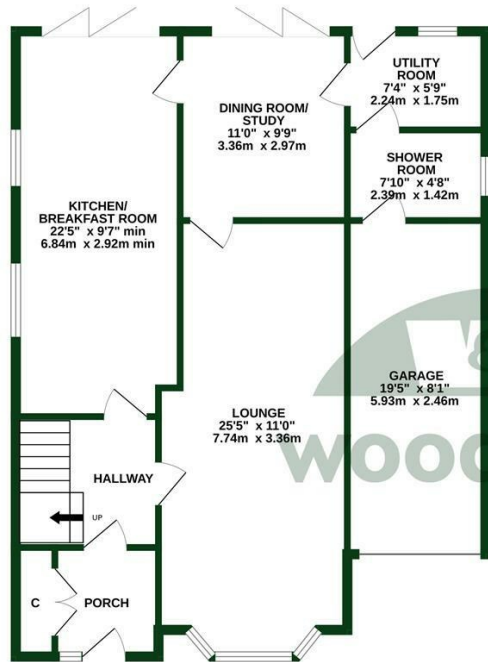
65FT REAR GARDEN

OFF ROAD PARKING FOR THREE CARS

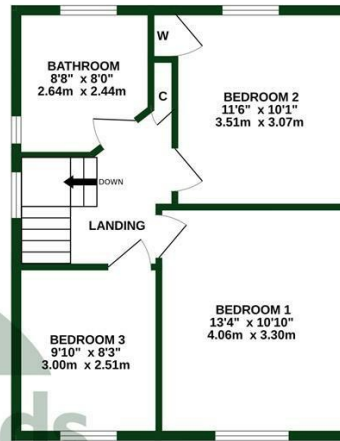
GARAGE
19'5 x 8'1 (5.92m x 2.46m)



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1421 SQ.FT. (132.0 SQ.M) APPROX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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