



29 HARDWICK ROAD, REDHILL, SURREY, RH1 6NH

**£529,950
FREEHOLD**

Superb family home, in the heart of Meadvale, with parking, an attached garage and an impressive rear garden.

Located within a short walk of some of the area's prettiest green spaces, and only a quarter of a mile from one of the areas most popular secondary schools, Meadvale has long been the preferred location for families.

The house is well presented, and has a bright entrance hall, complete with built in storage, a comfortable living room, with a half bay overlooking the front garden, then a separate dining space, with access to the rear garden and a doorway to a modern, fitted kitchen. On the first floor you have a landing with loft access, three bedrooms and a family bathroom.

To the front there is a block paved driveway, and a secluded lawn garden. At the side you have gated access to the generous rear garden, which extends to around 130ft, with plenty of well maintained lawn, a patio and BBQ area, rear access door to a 20ft, attached garage, that has power, light and an up and over door to the driveway.

In addition to Reigate school, you are also less than half a mile from St Johns primary school, and there is a great range of local shops only 700 yards away, including two Co-op's and an excellent traditional butchers and bakers.

Reigate's historic town centre is a little over a mile away, and is well known for its wide choice of restaurants, traditional pubs, modern bars and high street shops. In addition, Redhill town centre, which is a highly popular commuter hub, with fast trains to London and Gatwick, is just 1.3 miles away.

- GREAT LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND: D
- 130FT GARDEN
- MODERN KITCHEN
- WELL PRESENTED
- SCHOOLS NEARBY
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

10'0 x 7'5 (3.05m x 2.26m)

LOUNGE

13'0 x 10'0 (3.96m x 3.05m)

DINING ROOM

10'11 x 8'10 (3.33m x 2.69m)

KITCHEN

10'9 x 9'6 (3.28m x 2.90m)

FIRST FLOOR

LANDING

BEDROOM ONE

10'11 x 10'0 + bay (3.33m x 3.05m + bay)

BEDROOM TWO

12'10 x 8'11 (3.91m x 2.72m)

BEDROOM THREE

9'8 x 7'0 (2.95m x 2.13m)

BATHROOM

7'8 x 5'9 (2.34m x 1.75m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

130FT REAR GARDEN

OFF ROAD PARKING

GARAGE

20'4 x 8'10 (6.20m x 2.69m)





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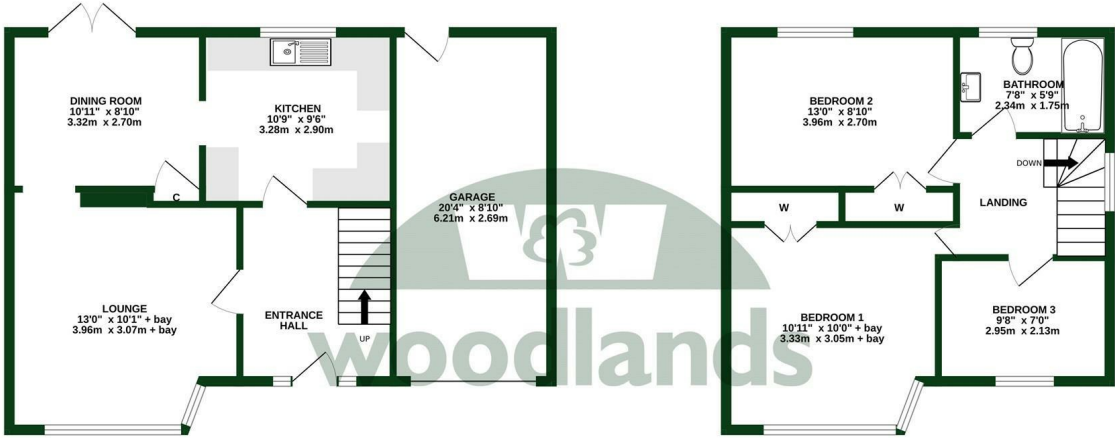
The Property Ombudsman

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GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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		87
(69-80) C	72	
(55-68) D		
(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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