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143 FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ

£485,000

FREEHOLD

Lovely, character home with a pretty cottage style garden and parking for two cars, situated less than a mile from Redhill town and station.

This attractive, Victorian house is presented in excellent condition, with many character features and a stylish interior. On the ground floor there is an entrance hall, a bay windowed reception room, with a fireplace to the front, and another reception room with a pantry and a window to the rear, which has access to the fitted kitchen, that in turns has a door to the rear garden. On the first floor there is a landing, a contemporary family bathroom and three bedrooms, the largest of which having two double glazed windows the front and full range of fitted wardrobes. The third bedroom is current set up as a study, with extensive fitted storage.

Outside there is a car port to the side which will accommodate two cars, beyond which there is a door to a very useful utility and storage space, which in turn has a door to the rear garden.

To the rear there is a pretty, cottage garden with a patio area, lawn garden and fenced boundaries.

Nearby there are a number of local shops, perfect for all those essentials, with a Tesco Express just around the corner. Redhill town centre is around 20 minutes away on foot, and offers a wide range of high street shops, a shopping centre, multi screen cinema complex, numerous restaurants and bars, as well as superb transport links to central London, Gatwick and Guildford. In addition, there are some highly rated schools within walking distance.

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|-------------------------------|-------------------------------|
| ■ CHARACTER HOME | ■ EXCELLENT CONDITION |
| ■ TWO RECEPTION ROOMS | ■ SEPARATE KITCHEN |
| ■ THREE BEDROOMS | ■ BATHROOM |
| ■ COTTAGE STYLE GARDEN | ■ PARKING FOR TWO CARS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

12'11 x 2'8 (3.94m x 0.81m)

LOUNGE

11'11+bay x 10'0 (3.63m+bay x 3.05m)

DINING ROOM

13'4 x 11'11 (4.06m x 3.63m)

KITCHEN

9'1 x 8'0 (2.77m x 2.44m)

UTILITY ROOM

8'5 x 7'11 (2.57m x 2.41m)

FIRST FLOOR

LANDING

15'9 x 2'7 (4.80m x 0.79m)

BEDROOM ONE

12'1 x 11'5+wardrobes (3.68m x 3.48m+wardrobes)

BEDROOM TWO

9'1 x 8'0 (2.77m x 2.44m)

BEDROOM THREE

10'2 x 7'4 (3.10m x 2.24m)

BATHROOM

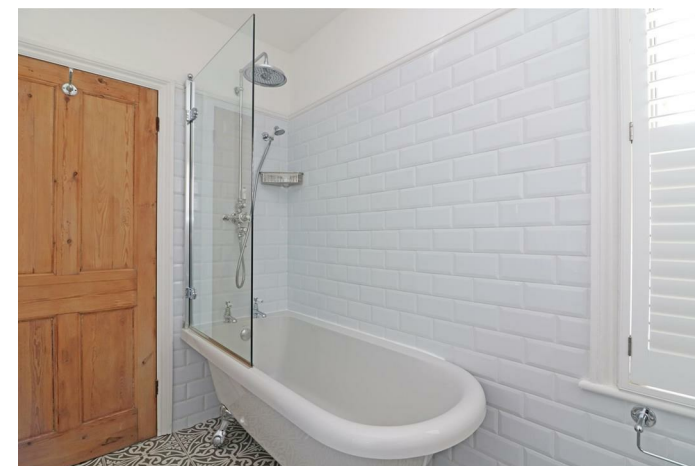
10'2 x 5'4 (3.10m x 1.63m)

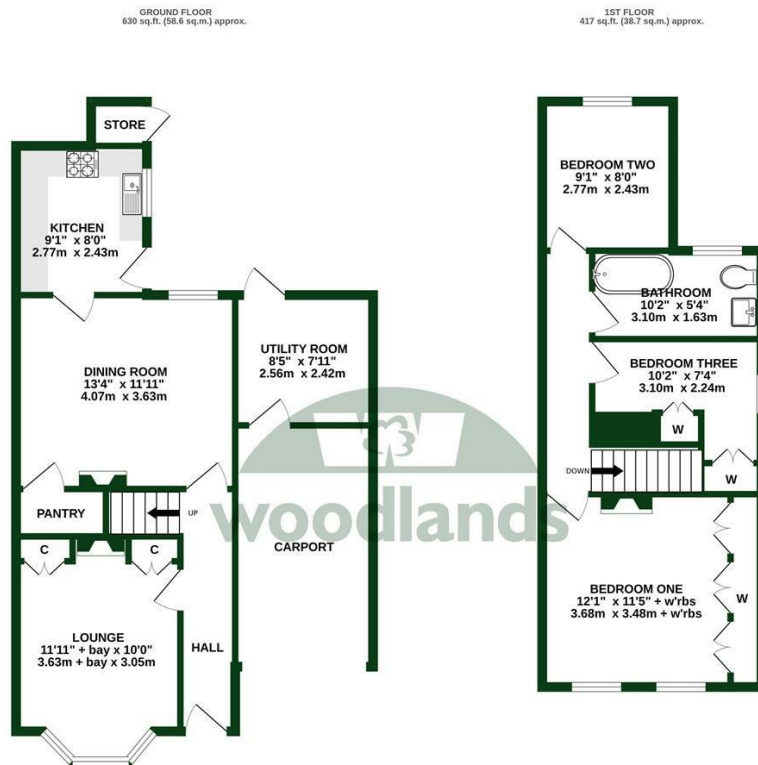
GAS CENTRAL HEATING

NEW DOUBLE GLAZED SASH WINDOWS

COTTAGE STYLE REAR GARDEN

PARKING FOR TWO CARS





TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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 guidance purposes only and should be used as a guide only for any prospective purchaser. The service, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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