



barnard marcus

**Upper Bridge Road, Redhill RH1 6DF**



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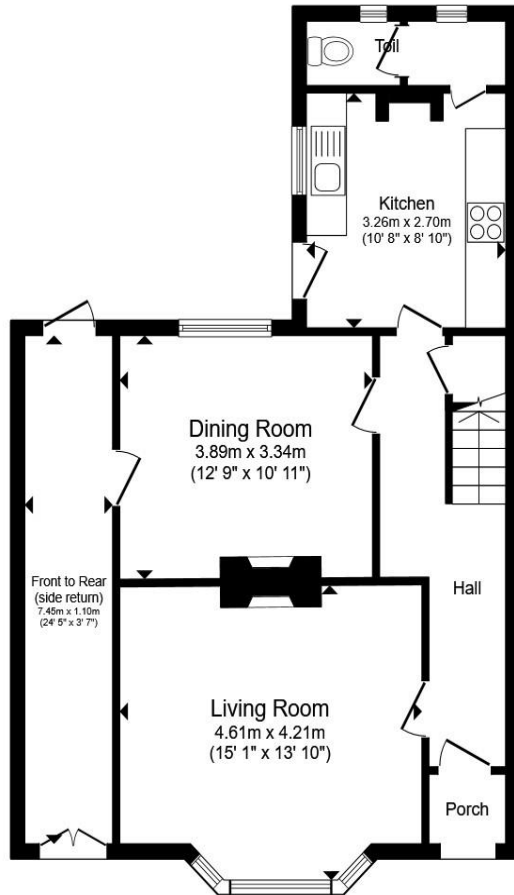
## **Upper Bridge Road, Redhill**

Situated on the well-regarded Upper Bridge Road is this three-bedroom, semi-detached house. It presents an excellent opportunity for buyers seeking a property with significant scope to renovate, extend and personalise (subject to planning permissions).

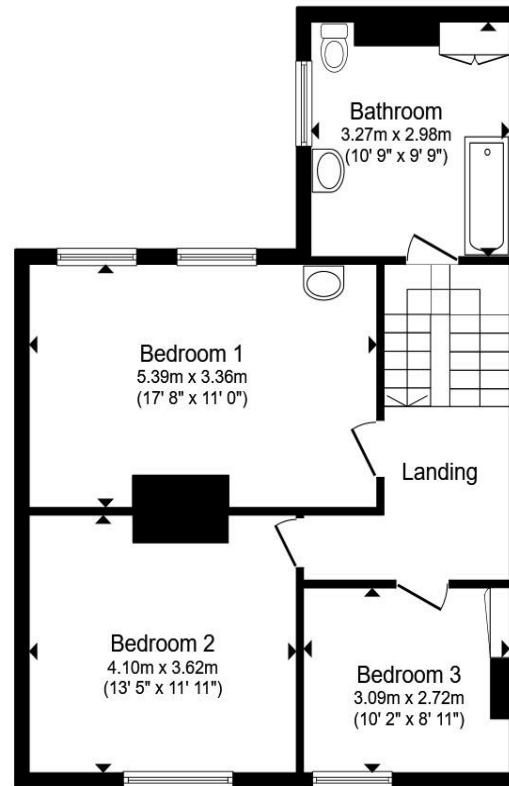
The accommodation is arranged over two floors and offers well-proportioned rooms throughout. The ground floor consists of a front-facing living room filled with natural light, alongside a separate dining area providing a flexible space for family living and entertaining. The kitchen is located to the rear of the property and offers direct access to the garden, presenting an ideal opportunity for redesign or reconfiguration to suit modern open plan living. The rear garden is laid to lawn with fruit trees and berry bushes.

Upstairs, the first floors comprises three bedrooms, including two generous doubles and a third, generous single bedroom, along with a family bathroom. The layout lends itself well to modernisation including scope for a loft conversion, allowing buyers to maximise both space and functionality. Externally, the property benefits from a private rear garden offering further potential for landscaping, while to the front there is space for off-street parking. The house occupies a convenient and popular residential location, within easy reach of Redhill town centre, local schools, shops, and transport links, including Redhill Mainline Station with services into Central London.

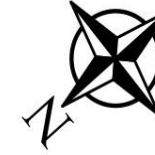




**Ground Floor**



**First Floor**



Total floor area 126.0 m<sup>2</sup> (1,356 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Upper Bridge Road, Redhill

- Three-bedroom period family home located within 5 minutes' walk of Redhill town centre, shops, and mainline railway station.
- Late Victorian layout with formal lounge and dining rooms
- Downstairs cloak room & Secure side return ideal for storage
- In need of modernisation with scope to make your own with potential to extend/convert loft (STPP)
- Off-road parking with potential to enlarge (STPP)

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price **£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH100031](https://barnardmarcus.co.uk/Property/RDH100031)



Property Ref:  
RDH100031 - 0008

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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