



**11 Knighton Road**  
Redhill

Guide Price **£650,000**

**hm** halliwell  
marks

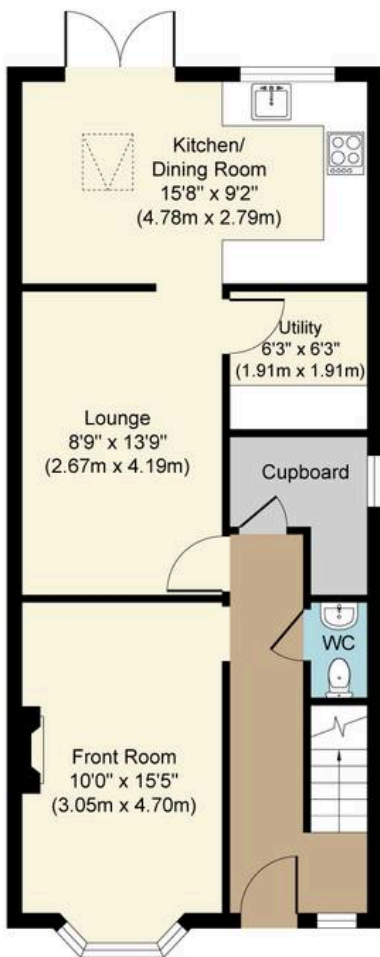
This beautifully presented four bedroom semi-detached family home offers spacious and versatile accommodation, ideal for modern family living. The property has been thoughtfully extended to the rear and into the loft, creating generous living spaces across three floors. On the ground floor, you will find two well-proportioned reception rooms, perfect for relaxing or entertaining guests, along with a stylish kitchen breakfast room that provides ample space for family meals. There is also a practical utility room and a convenient cloakroom with WC. The first floor features two double bedrooms and a contemporary family bathroom with WC, while the impressive loft conversion offers two further double bedrooms and a modern shower room with WC, making this home perfect for growing families or those needing extra space for guests or a home office. The property benefits from off road parking, making daily life more convenient, and is situated just a short walk from Earlswood train station, providing excellent transport links for commuters. Additionally, the home is close to highly regarded local schools, making it an ideal choice for families.

The outside space of this property is equally impressive. To the front, there is off road parking for multiple vehicles, ensuring convenience for residents and visitors alike. The lovely rear garden is a true highlight, offering a peaceful retreat with a combination of lawn and patio areas, perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. At the end of the garden, you will find a substantial workshop (which could easily be converted into a home office, gym, or studio, depending on your needs), providing excellent flexibility for those who work from home or require additional storage. The garden is enclosed with mature borders, offering privacy and a safe space for children to play. This fantastic property combines generous internal accommodation with excellent outdoor space and is ideally located for access to local amenities, schools, and transport links.

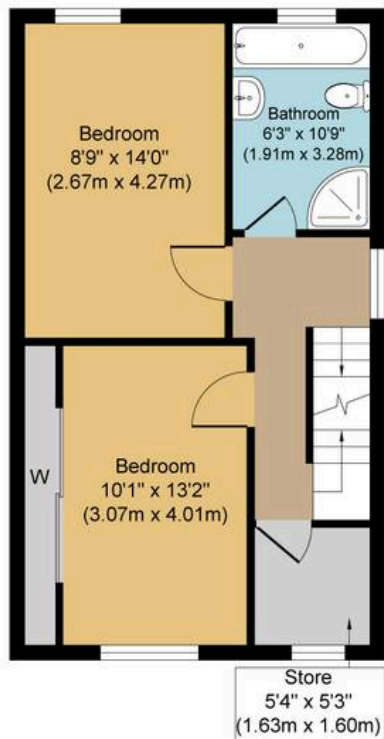
Council Tax band: D.. Tenure: Freehold



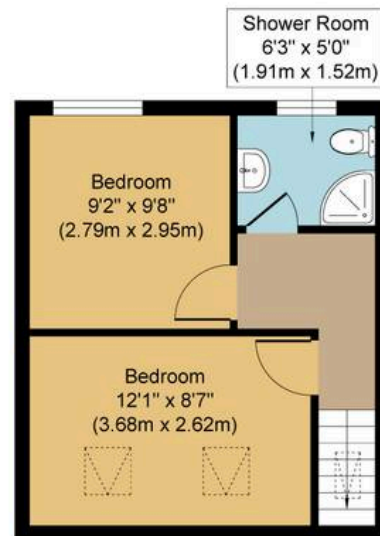




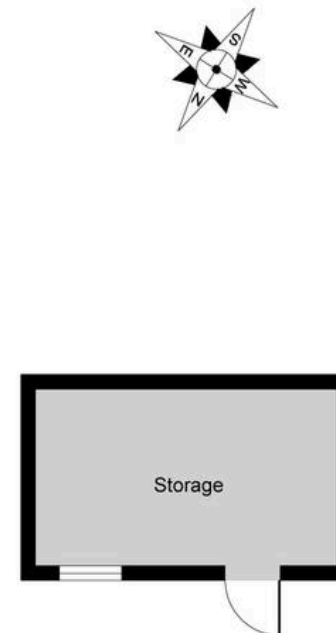
**Ground Floor**  
Approximate Floor Area  
596 sq. ft  
(55.37 sq. m)



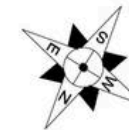
**First Floor**  
Approximate Floor Area  
441 sq. ft  
(40.99 sq. m)



**Second Floor**  
Approximate Floor Area  
291 sq. ft  
(27.04 sq. m)



**Outbuilding**



## Knighton Road, RH1

**Approx. Gross Internal Floor Area 1328 sq. ft / 123.40 sq. m (Excluding Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.