



40 CLARENCE WALK, REDHILL, SURREY, RH1 6NE

£675,000
FREEHOLD

Impressive family home, in a highly desirable cul de sac, within easy reach of excellent schools and green spaces.

This 1930's built, semi detached house has been completely transformed by the current owners, and now delivers superb living space, perfect for those seeking versatile family and work from home friendly solutions.

Through the front door there is a good size entrance hall, with built in storage under the stairs, and a door to what was once a reception room with a bay window, and is currently used as a generous double bedroom. Beyond the hallway there is an inner lobby, that has gives access to a large utility room and two separate studies. At the rear there is a bright, open plan kitchen/family space, that has a Rangemaster dual fuel (gas oven, gas hob, electric oven) range oven with matching extractor hood, Miele appliances (dishwasher, washing machine, tumble dryer) and a Samsung American style fridge freezer. The space also features large bi-folding doors to the garden. On the first floor you have a landing with a window to the side and loft access (ideal for a future loft conversion), three good size bedrooms and a family bathroom.

To the front of the house you have room to park two cars, and a gated side access leads you through to a lovely size, flat garden, which has both patio and lawn areas, with timber sheds and an additional, fenced off area at the foot of the garden, which has a range of excellent storage, including a 12ftx6ft freight container, that has solar power and heat.

Meadvale has long been a sought after location, with its village feel and easy access to some of the area's best schools and most attractive green spaces, including Earlswood lakes. In addition, there are two parades of local shops, complete with Co-op stores, perfect for all your daily essentials.

Both Redhill and Reigate town centres are just over a mile away, and offer a wide range of shops and amenities, with the benefit of mainline trains from Earlswood also.

- HIGHLY POPULAR LOCATION
- THREE/FOUR BEDROOMS
- SUPERB LIVING SPACE
- OUTBUILDINGS
- COUNCIL TAX BAND: E
- 90FT GARDEN
- TWO STUDIES
- OFF ROAD PARKING
- CUL-DE-SAC
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE PORCH

5'6 x 2'7 (1.68m x 0.79m)

ENTRANCE HALL

15'5 x 5'5 (4.70m x 1.65m)

CLOAKROOM

32'9"6"6" x 9'10"19"8" (10'2 x 3'6)

LOUNGE/BEDROOM FOUR

11'11(min) x 11'5 (3.63m(min) x 3.48m)

INNER HALL

11'2 x 3'6 (3.40m x 1.07m)

KITCHEN/DINING/FAMILY ROOM

19'9 x 18'5 (6.02m x 5.61m)

STUDY

7'11 x 6'1 (2.41m x 1.85m)

STUDY

8'1 x 6'1 (2.46m x 1.85m)

UTILITY ROOM

10'1 x 8'0 (3.07m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'8 x 9'3 (4.47m x 2.82m)

BEDROOM TWO

11'11 x 10'2 (3.63m x 3.10m)

BEDROOM THREE

8'3 x 6'8 (2.51m x 2.03m)

BATHROOM

7'4 x 6'7 (2.24m x 2.01m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

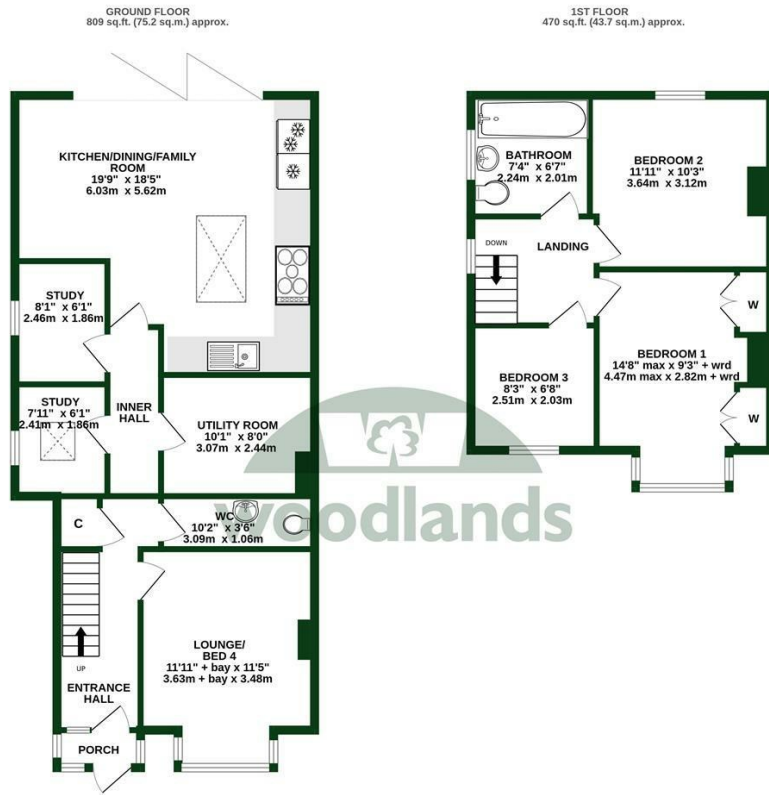
90FT REAR GARDEN

OFF ROAD PARKING FOR TWO CARS

FREIGHT CONTAINER WITH POWER & HEAT

12'5 x 6'2 (3.78m x 1.88m)





TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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 a guide to any prospective purchaser. The services, fixtures and appliances shown here 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	70	75
(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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