



## 7 HAMPTON ROAD, REDHILL, SURREY, RH1 5JE

**£375,000  
FREEHOLD**

Three bedroom family home, tucked away in a quiet little spot, offering great scope for someone to make it their own.

Situated just around the corner from a selection of local shops, schools, and some beautiful green spaces, this spacious terraced house offers superb value for money and has the benefit of no onward chain.

Through the front door there is an entrance hall with a cloakroom and a plenty of storage space under the stairs. There is a good size kitchen that overlooks the front garden, a separate dining room and a large living room to the rear that has direct access to the garden. Upstairs you have a landing with built in storage, a shower room and three good size bedrooms, two of which benefitting from built in wardrobes.

To the front of the house there is an open plan garden, with a tree lined outlook, at the rear you have a pretty, lawn garden, with a patio area, brick store and a rear access gate that leads to a large residents parking area.

Nearby there is a well stocked convenience store, and a coffee shop, as well as a little Waitrose. You are also only a third of a mile from East Surrey Hospital, making the house perfect hospital staff. In addition, there are a couple of popular school within walking distance, including the highly regarded Reigate school.

Earlswood Lakes, which is beautiful spot with a cafe and lovely walks, is only half a mile away, and you are under two miles from either the bustling commuter centre of Redhill, or the historic market town of Reigate.

For those looking to commute, Earlswood or Redhill mainline train stations are easily accessible, and offer direct trains to central London, Gatwick and Brighton.

- NO CHAIN
- LOUNGE AND DINING ROOM
- DOWNSTAIRS WC
- BATHROOM
- COUNCIL TAX BAND: C
- QUIET LOCATION
- KITCHEN
- THREE BEDROOMS
- GARDEN WITH REAR ACCESS
- EPC RATING: TBC





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
17'7 x 7'4 (5.36m x 2.24m)

**CLOAKROOM**  
5'1 x 2'6 (1.55m x 0.76m)

**KITCHEN**  
8'2 x 8'0 (2.49m x 2.44m)

**DINING ROOM**  
8'10 x 7'8 (2.69m x 2.34m)

**LOUNGE**  
15'11 x 11'10 (4.85m x 3.61m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
15'5 x 10'0 (4.70m x 3.05m)

**BEDROOM TWO**  
12'7 x 8'8 (3.84m x 2.64m)

**BEDROOM THREE**  
9'11 x 7'0 (3.02m x 2.13m)

**SHOWER ROOM**  
8'4 x 5'7 (2.54m x 1.70m)

**GAS CENTRAL HEATING**

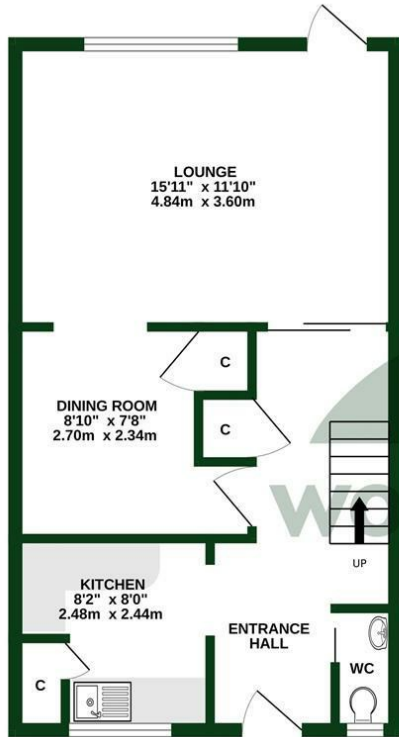
**DOUBLE GLAZED WINDOWS**

**WEST FACING GARDEN**

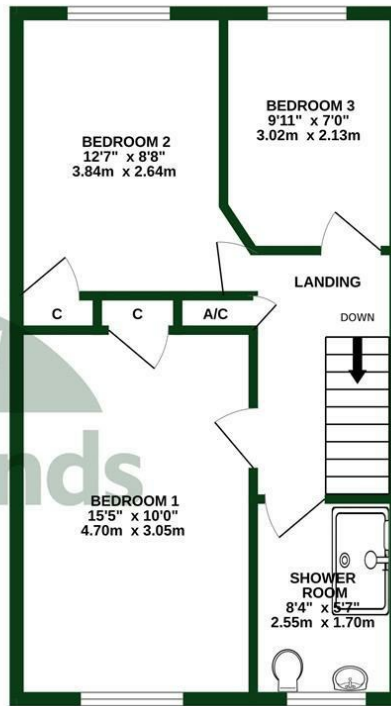
**PARKING TO THE REAR**



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft (84.6 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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