



Ladbrooke Road, Redhill

£600,000





“

A beautifully presented four-bedroom period home that perfectly balances character and contemporary living. Thoughtfully renovated throughout and offered with no onward chain, it enjoys generous family accommodation, a private garden and an enviable location within walking distance of Redhill station and the town centre, with Reigate's vibrant high street just moments away.

”



This beautiful period home has been thoughtfully updated by the current owners, successfully blending its original character with the comforts of modern family living. Offering generous accommodation across four floors, the property retains a wealth of period charm, from feature fireplaces to high ceilings, while tasteful renovations have created a home ready to move straight into.

The ground floor has been designed around everyday family life. A welcoming entrance hall complete with solid wooden flooring leads through to an elegant sitting room, centred around a beautiful open fireplace, before flowing into a separate dining room, perfect for entertaining or family gatherings. The modern kitchen has been finished with limestone flooring, underfloor heating, integrated appliances and ample storage, creating a practical yet stylish space overlooking the garden. There is also a useful downstairs cloakroom, while the cellar provides excellent storage and potential.

Arranged over the upper floors are three well-proportioned bedrooms and a cot room / office, all beautifully presented and full of natural light. The principal bedrooms are complemented by a contemporary family bathroom and an additional shower room, while the fourth room offers flexibility as a nursery, home office or walk-in wardrobe.

Outside, the rear garden has been designed for low-maintenance enjoyment, with a generous decked terrace providing the perfect space for summer entertaining before leading onto an area of lawn ideal for children and pets. To the front, a paved driveway provides off-road parking, with gated side access leading to the rear garden.

The property occupies an enviable position within easy walking distance of Redhill town centre and railway station, offering fast and frequent services into London. Memorial Park, independent cafés, restaurants and everyday amenities are all close by, while neighbouring Reigate is just a short distance away, renowned for its vibrant high street.

Need to know

- Four-bedroom period home arranged over four floors, offering flexible family accommodation.
- Offered to the market with no onward chain.
- Walking distance to Redhill railway station, with fast links to London Bridge, Victoria and Gatwick Airport.
- Separate reception rooms providing excellent space for both entertaining and home working.
- Useful cellar offering excellent storage with potential for a variety of future uses (subject to any required consents).
- Private rear garden with a generous entertaining terrace and lawn, ideal for families and summer gatherings.
- Excellent access to highly regarded local schools, Memorial Park and the amenities of both Redhill and Reigate.
- Character features throughout, including feature fireplaces, high ceilings and period proportions.
- EPC Rating: D
- Council Tax Band: D



Ladbroke Road, Redhill

Total Area: 133.9 m² ... 1441 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES

Interested?

redhill@ralphjames.co.uk
01737 765 555

1

ralphjames.co.uk