



St. Georges Road, Redhill

£575,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Two well proportioned bedrooms
- Detached bungalow
- Tranquil location on a private road
- Overlooking fields
- Excellent project home
- CHAIN FREE
- Extended to rear
- Private and secluded rear garden
- Popular location
- Council Tax Band 'E' and EPC 'E'

A fantastic example of a 2 bedroom detached bungalow bursting with potential for extension and improvement (STPP) located on a tranquil private road, with stunning countryside views tucked away in Salford. The home is equidistant between Horley and Redhill giving an excellent feel of privacy and seclusion, whilst being a short journey from a host of shops, schools, transport links and amenities.

Approaching the property via the private road, the home is nestled away with a sizable frontage, parking and access to the home. Opposite the property is countryside, when partnered with the private lane gives an excellent feel of seclusion.

Entering the home, there is an porch with space for shoes and coats, with doors to the entrance hall. This is a lovely space with ample accommodation for shoes, coats and currently used as a small entertaining space, with doors to all rooms. The living room is a bright and airy space, with ample accommodation for large family sofas and furniture.



There are also dual aspect windows flooding the room with light and giving lovely views of the frontage. One bedroom is to the front, with similar lovely views of the frontage, easily accommodating a double bed and furniture. The second bedroom is to the rear, with access to the conservatory. The second bedroom has ample space for a double bed and furniture, however could be better fitted as a living room or dining room, with the living room used as the additional bedroom. The kitchen needs a full overhaul, however has ample space for multiple wall and base units, small dining table. It also benefits from two storage areas and door to side.

The conservatory is a versatile space overlooking the garden.

To rear, there is a private and secluded garden, with trees to rear. It is mainly laid to lawn with a patio abutting the property. There is a host of mature trees and shrubs, with ample space to accommodate a large extension to rear. There is also potential to do a loft conversion (STPP) as done by similar homes on the private road.

Internal viewings are highly recommended.



## Ground Floor

Approx. 113.6 sq. metres (1222.4 sq. feet)



Total area: approx. 113.6 sq. metres (1222.4 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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