



Grovehill Road, Redhill, RH1 6PJ

Guide Price: £595,000 Freehold

Thomas & May is Delighted to offer this Updated and Modernised Three Bedroom Detached Victorian House Located within 1/3 Mile of Redhill Town Centre, Shops and Railway Station and Features: Lounge, Dining Room, Integrated Kitchen/Breakfast Room, Garden Room/Store, Three Double Bedrooms, Modern Family Bathroom, Off Road Parking for Two Vehicles, Front, Side and Rear Gardens, Double Glazing, Gas Central Heating. No Onward Chain.



Grovehill Road, Redhill, RH1 6PJ

The Property

Is approached by driveway with parking for two vehicles. Front garden is enclosed by semi-mature hedging and trees, leading to front door, two outside light points, steps descending to side garden giving access to rear patio garden

Entrance Hall

Georgian style Upvc front door, light point, side aspect double glazed window, double panel radiator, power point, fitted carpet, archway to further hallway, stairs ascending to second floor, ceiling light point, ceiling mounted smoke detector, ornate coving, understairs storage cupboard housing gas meter and stopcock with additional storage space, step up to lounge, door to kitchen/dining room

Lounge

3.89m (12' 9") x 3.6m (11' 10")

Ceiling light point, ornate coving, double glazed double aspect windows to front and side, feature tile enclosed cast iron fireplace with wooden mantle and granite hearth, cupboard housing electric consumer unit, double panel radiator, telephone point, television point, power points, fitted carpet

Kitchen/Dining Room

Kitchen Area

2.87m (9' 5") x 2.57m (8' 5")

Spotlighting, rear aspect double glazed window, rear aspect double glazed glass panel door leading to steps and patio area, newly fitted range of wall and base level units, wood block effect roll top work surface incorporating four ring

Dining Area

3.6m (11' 10") x 2.87m (9' 5")

Double glazed double aspect windows to side and rear, two double panel radiators, wood laminate flooring

Stairs

Ascending to landing

Landing

Access to loft via hatch with ladder and light, ornate coving, ceiling mounted smoke detector with light point

Master Bedroom

3.6m (11' 10") x 3.63m (11' 11")

Ceiling light point, ornate coving, double glazed double aspect windows to side and front, tv point, telephone point, power points, double panel radiator, fitted carpet

Bedroom 2

3.4m (11' 2") [maximum measurement] x 2.5m (8' 2")

Ceiling light point, double glazed window to garden and beyond, double panel radiator, power points, fitted carpet

Bedroom 3

2.87m (9' 5") x 2.5m (8' 2")

Ceiling light point, rear aspect double glazed window to garden and beyond, double panel radiator, power points, fitted carpet

Family Bathroom

Down-lighting, side aspect double glazed obscure glass panel window. Bathroom has been completed refitted and extended and now features: A four piece bath suite incorporating panel enclosed bath set into tiled recess, low flush wc, pedestal wash hand basin, recessed double shower cubicle with sliding door and wall mounted shower set into tiled recess, part tiled walls, tiled floor, chrome heated towel rail

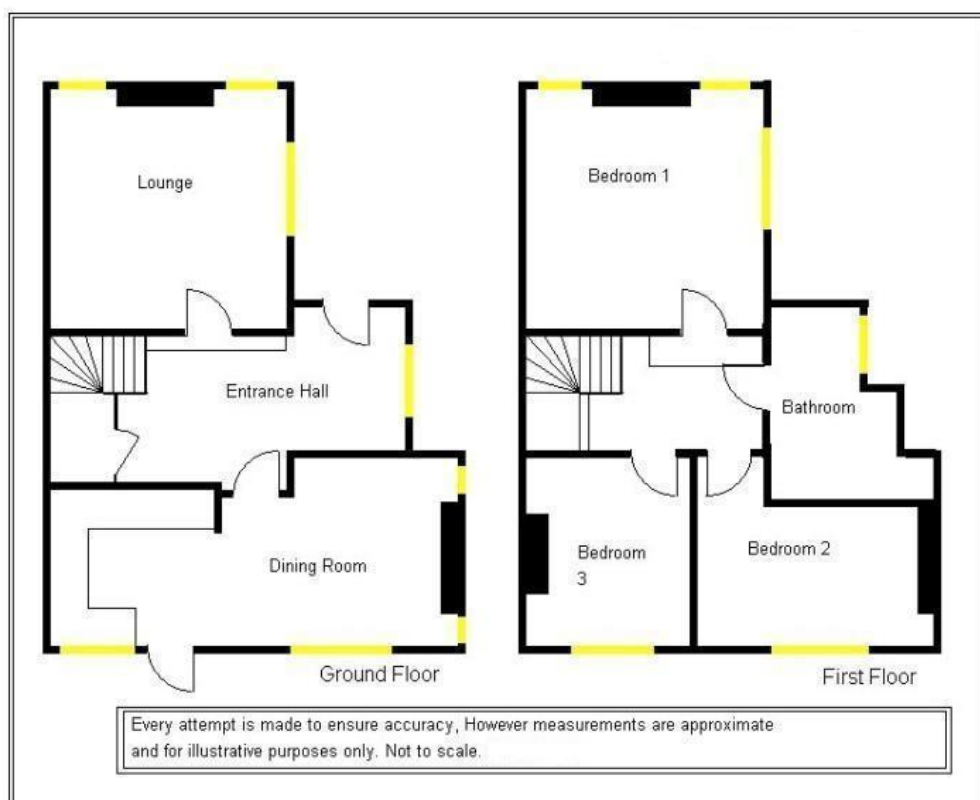
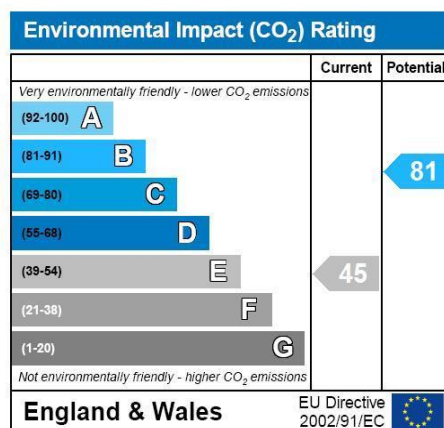
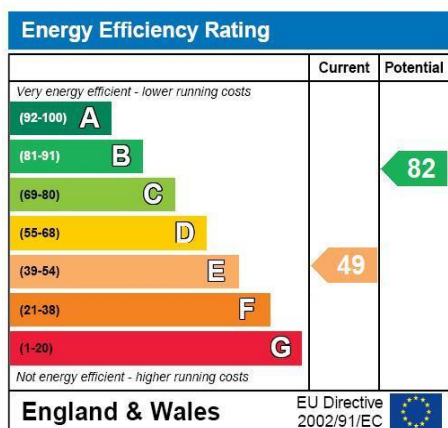
Rear Garden

Steps descending to timber decked area, outside light point, access to front and side gardens, timber build shed, door to

GARDEN ROOM/STORE

3.66m (12' 0") x 3.66m (12' 0")

Strip lighting, side aspect single and one double glazed window, wall mounted Worcester Bosch combination boiler, power points. (Agent's Notes: This room could be ideal as a garden room and has potential to become a study/third reception room).



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Crossroads Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Crossroads Residential Limited trading as Thomas & May or the vendors.

Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Crossroads Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission