



137 Frenches Road

Redhill, Surrey. RH1 2HZ

Asking price of £450,000



2



2



2

Robert
Leech .



Frenches Road, Redhill

Extended by the current owners in 2017, this delightful semi-detached home offers well proportioned accommodation over two floors.

With many beautiful character features still retained the property includes a large and useful porch to the front of the house before opening to the dual aspect lounge which includes a feature fireplace.

At the rear of the property the kitchen/dining room is simply stunning with an attractive modern kitchen, dining space and bi-fold doors opening to the garden.

On the top floor the rear bedroom has been extended and features a charming vaulted ceiling and beautiful en suite shower room. The second bedroom is a further double room with fitted wardrobes and pretty wood beams. The bathroom is a well presented contemporary suite.

The garden to the rear includes a terrace and lawn area, side access to the front of the house and a highly useful outbuilding/summerhouse which is currently used as a gym, alternatively could be utilised as a home office or cinema room. At the front of the property there is a shared drive providing access to both houses with space for two cars.



0.9 mile
Redhill



14.7 miles
Gatwick



0.9 mile
Redhill

- Victorian semi detached house
- 2 double bedrooms & 2 reception rooms
- 2 bathrooms
- Living space 1,065 sq ft, incl. outbuildings
- Outbuilding/Summerhouse with power
- Pretty rear garden
- Shared drive with space for 2 cars
- No onward chain



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

The property is located within 1 mile walking distance of Redhill's town centre which offers a variety of shops, a Sainsburys superstore, the Belfry shopping centre, cinema and library.

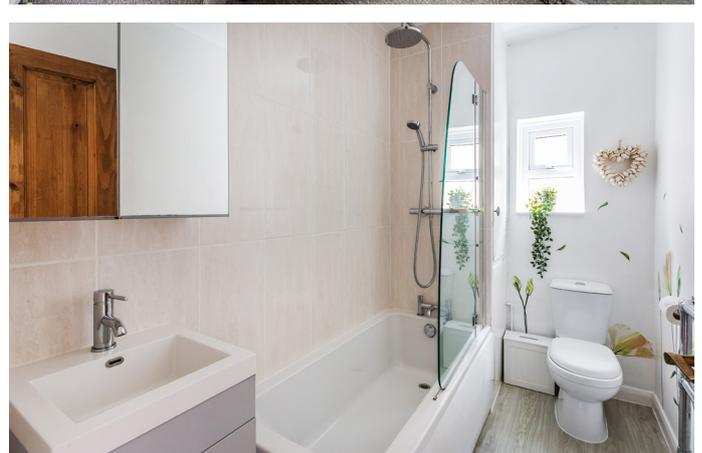
Redhill train station is adjacent to the town centre offering excellent links to London Victoria and London Bridge, Brighton and Gatwick airport, whilst Donyngs Leisure centre is also nearby. The area has an excellent selection of schools locally including St Joseph's, Lime Tree School, St Bedes and the Royal Alexandra and Albert School.

Reigate is also within a short drive and provides a comprehensive range of local shops and boutiques including Joules, Whistles and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Cote, Wagamama and Bill's.



FAQ'S

- Reigate and Banstead Council. Council tax band C £1,841.88
- Living space approx 1,065 sq ft
- Gas central heating
- Victorian semi detached, originally one house, split historically
- Double storey extension in 2017
- Exterior of property has insulation attached
- Outbuilding currently used as gym
- EPC rating D

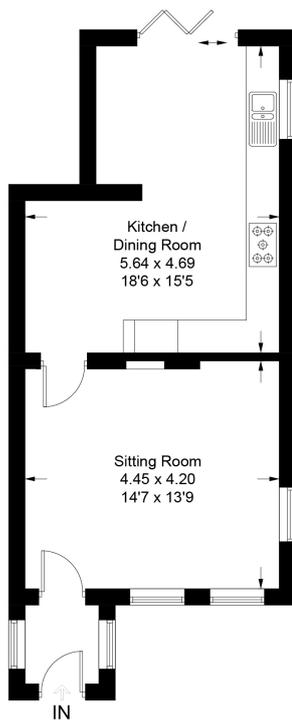




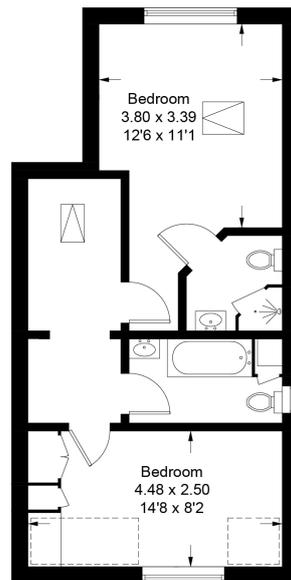
Approximate Gross Internal Area = 86.3 sq m / 929 sq ft
 Studio = 12.6 sq m / 136 sq ft
 Total = 98.9 sq m / 1065 sq ft



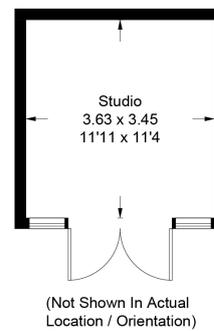
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID823303)
www.bagshawandhardy.com © 2022

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.