





**3 HILLFORD PLACE, REDHILL, SURREY, RH1 5AT**  
**£600,000**

**NO ONGOING CHAIN - VIEWING HIGHLY RECOMMENDED**  
**EXTENDED DETACHED FAMILY HOME WITH FOUR BEDROOMS, A LARGE OPEN PLAN KITCHEN, DRIVEWAY, GARAGE AND AN IMPRESSIVE GARDEN STUDIO.**

Located to the south of Redhill close to local shops, bus routes and school you will find this well presented and extended 1950's built detached house with a lovely rear garden.

Through the front door there is an entrance hall with under stairs storage and lustrous herringbone wood floor. To the front of the house there is a separate living room that has double doors opening onto the large open plan kitchen. The kitchen itself offers extensive storage, garden access and has a breakfast bar as well being open to the dining area where you have sliding doors to the rear garden and access to a cloakroom and the inner lobby. Off the lobby there is a study which overlooks the garden and a door through to the attached 15ft garage which has power and light as well as an up and over door to the front.

On the first floor there is a landing with a double glazed window to the side, four good size bedrooms, a family bathroom and a full four piece en-suite bathroom to the principal bedroom.

Outside you have two driveways providing ample parking, one of which leads to the attached garage. At the rear is a well maintained 65ft garden that has both lawn and deck areas as well as an impressive outbuilding at the foot of the garden which contains a 14'5" x 9'9" Studio/home office with power and light as well as a separate 9'9" x 8'10" shed.

Nearby you have a selection of local shops for all your daily needs as well as some wonderful public green spaces and a playground. Redhill town centre itself is less than two miles to the north, there you will find extensive shopping and a range of other amenities including a 24 hour gym, leisure centre, theatre and mainline trains to London, Gatwick, Guildford and Brighton, in addition train services are available from Earlswood and Salfords stations.

- **DETACHED HOME**
- **NO ONGOING CHAIN**
- **KITCHEN/DINING ROOM**
- **BATHROOM & EN-SUITE**
- **65FT GARDEN**
- **FOUR BEDROOMS**
- **LOUNGE**
- **STUDY**
- **PARKING & GARAGE**
- **STUDIO/HOME OFFICE**







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

**LOUNGE**  
10'11" x 16'6" (3.33m x 5.03m)

**KITCHEN**  
19'7" x 10'5" (5.97m x 3.18m)

**DINING ROOM**  
13'8" x 9'6" (4.17m x 2.90m)

**DOWNSTAIRS CLOAKROOM**  
3'2" x 4'7" (0.97m x 1.40m)

**LOBBY**  
5'10" x 5'10" (1.78m x 1.78m)

**STUDY**  
5'11" x 6'4" (1.80m x 1.93m)

##### FIRST FLOOR LANDING

**BEDROOM ONE**  
11'4" to wardrobes x 9'8" (3.45m to wardrobes x 2.95m)

**EN-SUITE**  
6'2" x 9'7" (1.88m x 2.92m)

**BEDROOM TWO**  
10'11" x 13'7" (3.33m x 4.14m)

**BEDROOM THREE**  
10'11" x 11' (3.33m x 3.35m)

**BEDROOM FOUR**  
8'3" x 6'8" (2.51m x 2.03m)

**FAMILY BATHROOM**  
6'1" x 7'11" (1.85m x 2.41m)

##### OUTSIDE

##### FRONT GARDEN

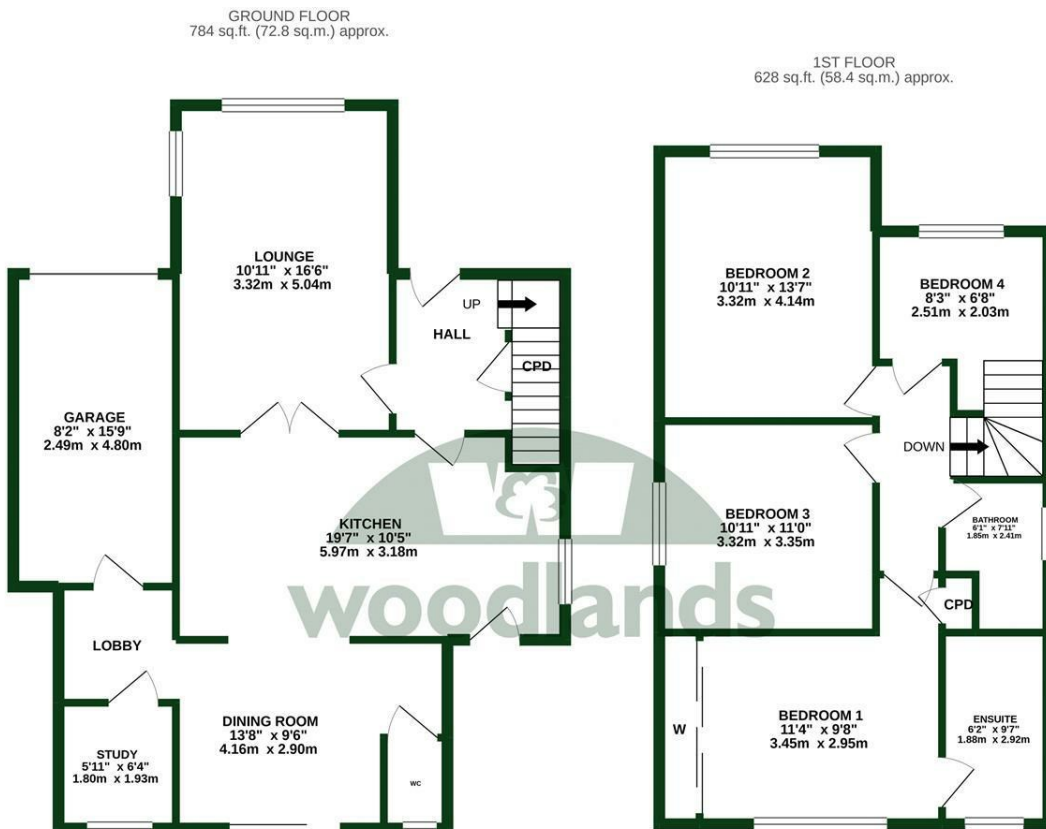
##### OFF ROAD PARKING

**GARAGE**  
8'2" x 15'9" (2.49m x 4.80m)

##### 65FT REAR GARDEN

**COUNCIL TAX BAND: E**

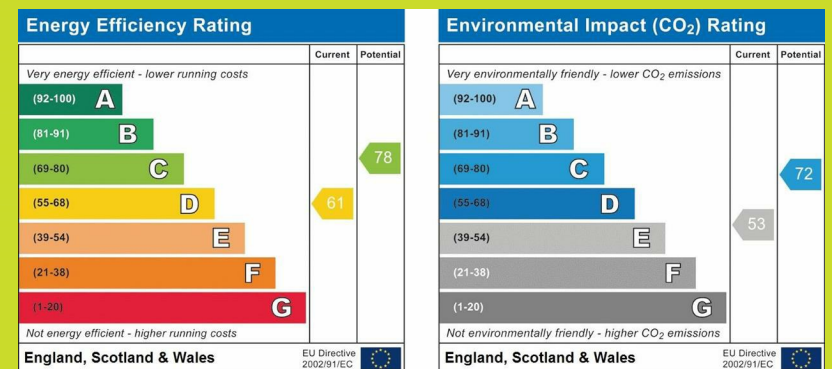




**TOTAL FLOOR AREA:** 1412 sq.ft. (131.2 sq.m.) approx.

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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