



woodlands

4 HARDWICK ROAD, REDHILL, SURREY, RH1 6NH

£475,000  
FREEHOLD

\*\*\* SEMI DETACHED VICTORIAN HOME WITH A MODERN, STYLISH INTERIOR AND A SOUTH FACING GARDEN \*\*\*

This character property has undergone a complete transformation thanks to the current owners. It now boast a stylish, modern interior with the rare benefit of two shower rooms.

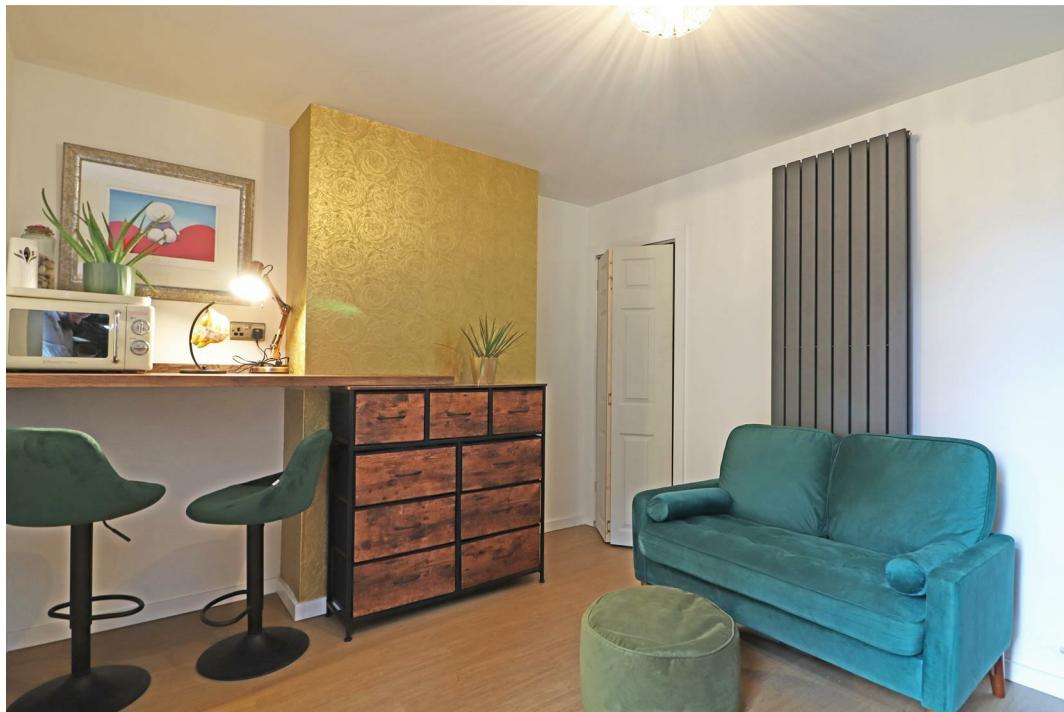
Through the front door there is an entrance lobby, to the front of the house is a cosy living room, with a custom media wall, complete with built in storage. You have a separate dining room, that has a large cupboard under the stairs and a double glazed door to the rear garden. Beyond the dining room is a contemporary fitted kitchen, boasting integrated appliances and a window overlooking the courtyard. At the rear of the house there is a dual aspect shower room, that has some great built in storage. Up on the first floor there are two double bedrooms, one of which benefits from a beautiful en-suite shower room, which has some gorgeous styling details.

Outside there is a small garden area to the front, and a side passage. At the rear you have an 80ft, southerly aspect garden, that has both patio and lawn areas, with a walled boundary to one side.

Hardwick Road is a desirable spot in the heart of Meadvale, where you are within walking distance to a wonderful local pub, some stunning green spaces, including Earlswood lakes, the ever popular Reigate school and a great range of local shops, including a bakers, butchers, chemist and two Co-op stores. In addition, Reigate's historic town centre is just over a mile away, and Redhill town centre, with it's superb rail links to central London, is only 1.3 miles from the house.

- VICTORIAN HOUSE
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: C

- SUPERB CONDITION
- BATHROOM AND ENSUITE
- HIGH QUALITY FINISH
- VIEWING HIGHLY ADVISED
- EPC RATING: D





#### **ENTRANCE PORCH**

#### **LOUNGE**

10'3 x 10'2 (3.12m x 3.10m)

#### **DINING ROOM**

11'6 x 9'9 (3.51m x 2.97m)

#### **KITCHEN**

8'9 x 6'8 (2.67m x 2.03m)

#### **SHOWER ROOM**

7'7 x 5'6 (2.31m x 1.68m)

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE**

11'6 x 9'9 (3.51m x 2.97m)

#### **ENSUITE SHOWER ROOM**

8'9 x 6'8 (2.67m x 2.03m)

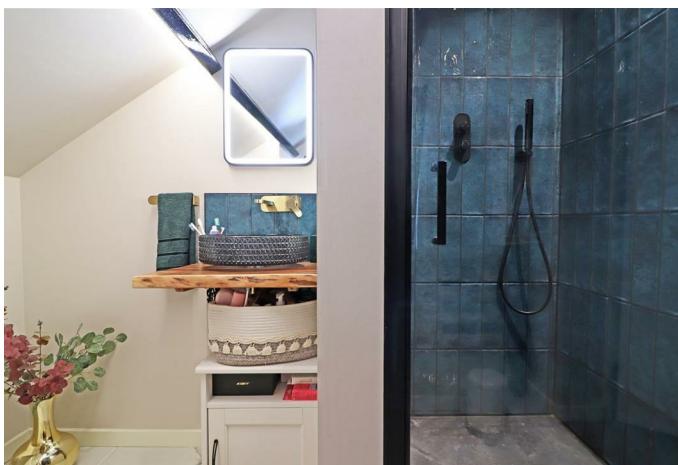
#### **BEDROOM TWO**

11'6 x 10'3 (3.51m x 3.12m)

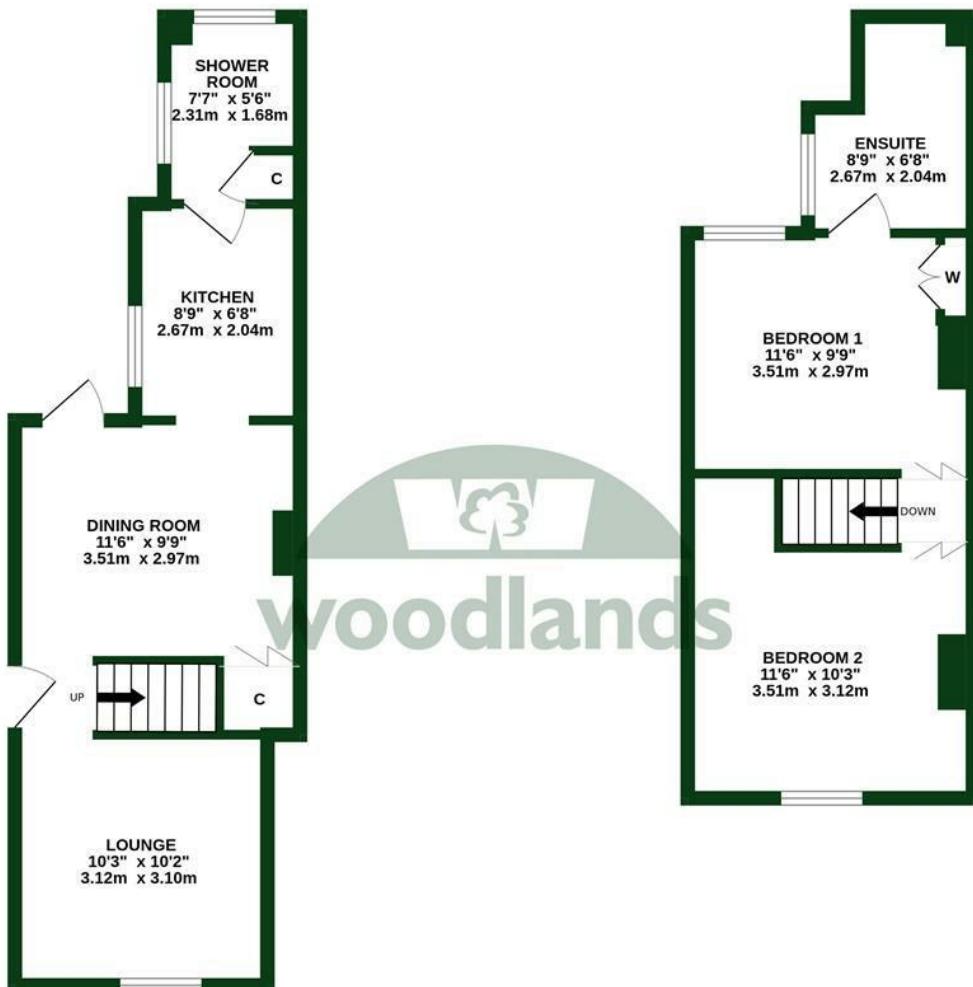
#### **GAS CENTRAL HEATING**

#### **DOUBLE GLAZED WINDOWS**

#### **80FT REAR GARDEN**



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft (61.0 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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1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

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rightmove

Zoopla



propertymark

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	57
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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