1948
woodlands

13 WILLOW ROAD, REDHILL, SURREY, RH1 6LN
£550,000
FREEHOLD

Superb family home, in a wonderfully convenient location, just around the corner from Reigate School and a wide range of shops.

This semi detached house was built in 1948, and has since been updated and extended to become a supremely well balanced property.

Through the front door there is an entrance hall with built in storage, you have a 25ft, dual aspect living room, complete with sliding doors to large patio. There is a stylish fitted kitchen, with a built in larder cupboard, beyond which there is a lovely dining space, with a skylight window. Off of the dining space you have a study or possible fourth bedroom, which has it's own private door to the front of the house, and at the rear there is a shower room and a rear lobby with a door to the garden. This whole area could easily be used as an annexe and therefore demonstrates the houses versatility. On the first floor there are three bedrooms, and a modern family bathroom. The landing has a window to the side and loft access, providing additional scope to add further bedrooms at a later date in the loft space.

Outside, the house benefits from off road parking for one car, with the option to add another space if needs be, in addition to the on street parking freely available.

At the rear is a beautiful, west facing garden that has been truly loved by the current owner, and boasts a wonderful range of plants, as well as a timber shed and a range of patio and seating areas to maximise those summer days.

nearby there is a great range of local shops, including two Co-ops, an excellent traditional butchers and a bakers.

- **GREAT LOCATION**
- **KITCHEN/DINING ROOM**
- **BATHROOM AND SHOWER ROOM**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **LARGE LOUNGE**
- **THREE/FOUR BEDROOMS**
- **WEST FACING GARDEN**
- **CLOSE TO SHOPS AND SCHOOLS**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL

OPEN PLAN LOUNGE/FAMILY ROOM
11'5" max x 25'8" max (3.48m max x 7.82m max)

LOUNGE AREA
11'5" x 13'5" (3.48m x 4.09m)

FAMILY AREA
9'9" x 11'3" (2.97m x 3.43m)

KITCHEN
7'11" x 10'11" (2.41m x 3.33m)

DINING ROOM
7'1" x 11'11" (2.16m x 3.63m)

BEDROOM FOUR/STUDY
7'2" x 10'1" (2.18m x 3.07m)

REAR LOBBY

SHOWER ROOM
2'7" x 8'5" (0.79m x 2.57m)

FIRST FLOOR

LANDING

BEDROM ONE
9'9" x 13'5" (2.97m x 4.09m)

BEDROOM TWO
10'3" x 11'3" (3.12m x 3.43m)

BEDROOM THREE
8'2" x 8'2" (2.49m x 2.49m)

FAMILY BATHROOM
6'5" x 6'7" (1.96m x 2.01m)

GAS CENTRAL HEATING

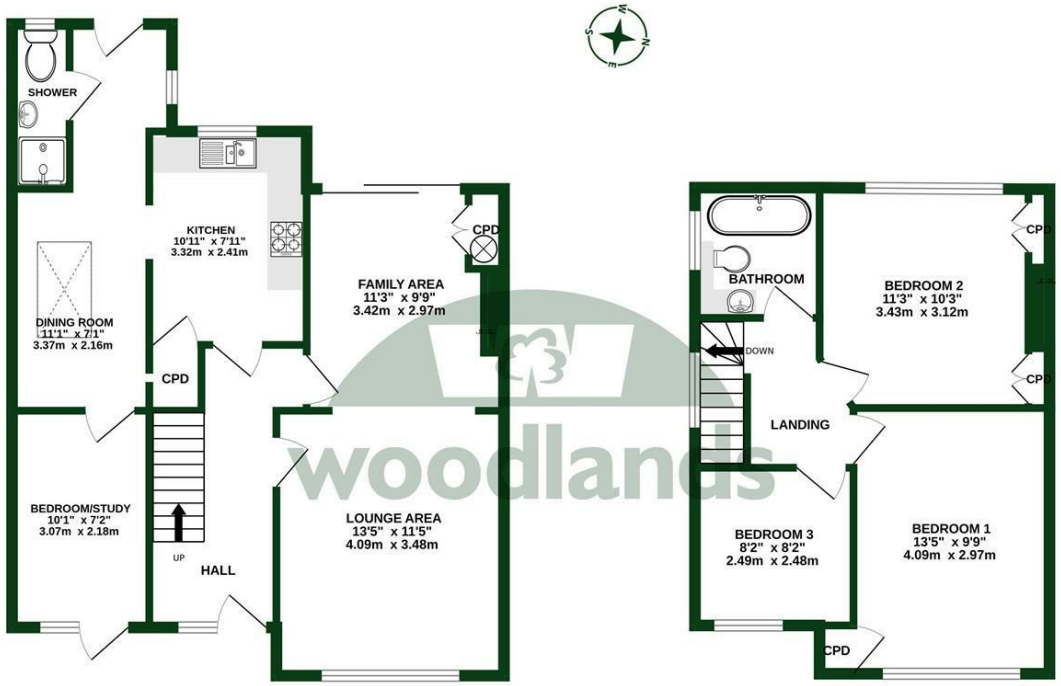
DOUBLE GLAZED WINDOWS

WEST FACING GARDEN

OFF ROAD PARKING

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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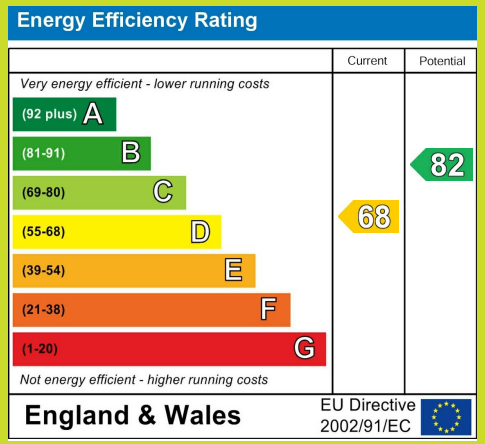

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