



9 HONEYCROCK LANE, SALFORDS, REDHILL, SURREY, RH1 5DG
£625,000
FREEHOLD

***** SUPERBLY SPACIOUS AND VERSATILE DETACHED HOME, WITH AMPLE PARKING AND 100FT GARDEN *****

Situated within easy reach of Salfords mainline train station, local school and a parade of shops, this surprisingly spacious home offers impressive space.

On the ground floor there is an entrance hall with a WC and storage beneath the stairs, at the rear you have a fitted kitchen that opens directly onto a large conservatory. There is a 24ft living/dining space, that is dual aspect, with a liquid Ethanol fueled fire, and sliding doors to a secluded courtyard. To the front of the property there is a potential self contained annexe, which has a bright, dual aspect living space with it's own external door, an inner hallway with a door to the main house, and a separate double bedroom with an en-suite wet room. On the first floor there is a large study/playroom, which leads directly onto two double bedrooms. There is a family bathroom and then to the front you have a double bedroom with ample eaves storage and an en-suite shower room.

Outside there is a driveway to the front that will accommodate several cars. A gated side access leads to a 100ft rear garden, that has a raised deck area, extensive lawn areas and a rear patio with a collection of sheds, all benefitting from being connected to power.

Salfords station can be found only a third of a mile away, making it a short commute for those looking to head into central London. You also have a very handy parade of shops only a moments away, including several foods outlets.

- **SPACIOUS HOME**
- **24FT LOUNGE**
- **THREE BATHROOMS**
- **AMPLE PARKING**
- **COUNCIL TAX BAND: D**
- **READY MADE ANNEXE**
- **GOOD SIZE KITCHEN**
- **100FT GARDEN**
- **CLOSE TO SHOPS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL
11'8 x 10'11 (3.56m x 3.33m)

CLOAKROOM
5'1 x 2'3 (1.55m x 0.69m)

LOUNGE
24'5 x 13'1 (7.44m x 3.99m)

KITCHEN
13'11 x 9'7 (4.24m x 2.92m)

CONSERVATORY
12'11 x 10'10 (3.94m x 3.30m)

ANNEXE LOUNGE/FAMILY ROOM
15'11 x 11'9 (4.85m x 3.58m)

ANNEXE BEDROOM
11'11 x 11'8 (3.63m x 3.56m)

ENSUITE WET ROOM
6'3 x 5'2 (1.91m x 1.57m)

FIRST FLOOR

LANDING

BEDROOM ONE
16'6 x 12'1 (5.03m x 3.68m)

ENSUITE BATHROOM
6'3 x 5'5 (1.91m x 1.65m)

BEDROOM TWO
14'0 x 8'9 (4.27m x 2.67m)

BEDROOM THREE
14'0 x 8'7 (4.27m x 2.62m)

FAMILY BATHROOM
9'3 x 5'8 (2.82m x 1.73m)

STUDY/PLAYROOM
12'0 x 7'8 (3.66m x 2.34m)

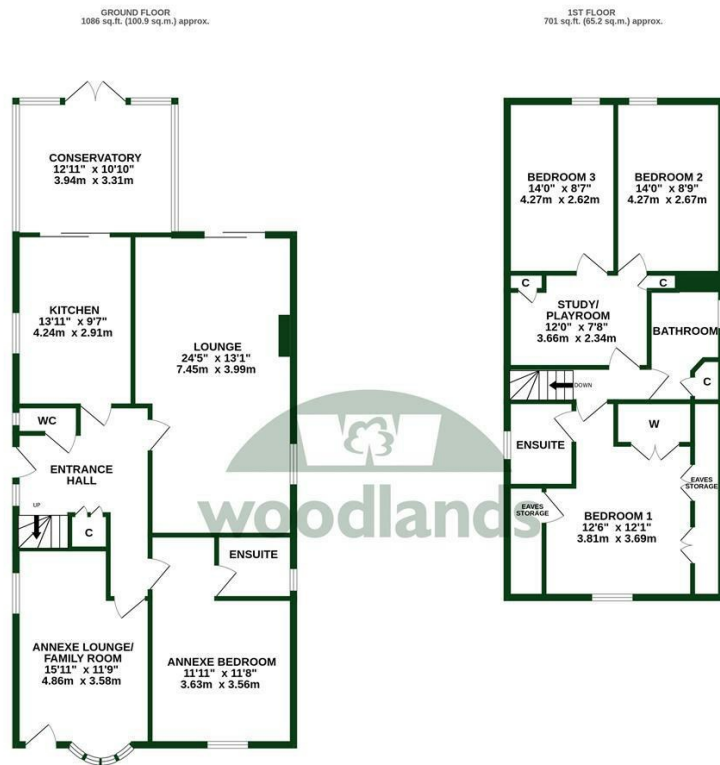
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

100FT REAR GARDEN

OFF ROAD PARKING FOR THREE CARS





TOTAL FLOOR AREA: 1788 sq.ft. (166.1 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 for 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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