





**51 HILLFORD PLACE, REDHILL, SURREY, RH1 5AT**

**£385,000**

**FREEHOLD**

**\*\*\* SPACIOUS, TWO BEDROOM HOUSE WITH A DRIVEWAY AND GARAGE IN A QUIET CUL DE SAC \*\*\***

Situated in a quiet cul de sac, this semi detached house is offered to the market with no chain, and benefits from two spacious double bedrooms.

The main door leads into an open plan kitchen/dining space, with built in storage within the entrance lobby. There is a separate lounge area to the front with a large double glazed window, and off the dining area you have a double glazed conservatory that opens directly to the rear garden. Upstairs there is a landing with loft access, two double bedrooms and a bathroom with a double glazed window to the side.

To the front there is a lawned garden and a driveway for several cars in tandem, which leads to a gated forecourt in front of the detached garage. The rear garden measures around 100ft, and has a westerly aspect.

Nearby there are a number of local shops within a quarter of a mile, as well as some lovely green spaces, bus routes to Redhill and Horley, Salfords primary school and also Salfords mainline train station.

- |                        |                       |
|------------------------|-----------------------|
| ■ NO CHAIN             | ■ TWO DOUBLE BEDROOMS |
| ■ KITCHEN/DINING ROOM  | ■ CONSERVATORY        |
| ■ FIRST FLOOR BATHROOM | ■ LARGE GARDEN        |
| ■ DRIVEWAY AND GARAGE  | ■ CUL DE SAC          |
| ■ COUNCIL TAX BAND: D  | ■ EPC RATING: D       |





#### **ROOM DIMENSIONS:**

##### **FRONT DOOR LEADING INTO**

##### **KITCHEN/DINING ROOM**

15'3 x 9'2 (4.65m x 2.79m)

##### **LOUNGE**

15'3 x 11'5 (4.65m x 3.48m)

##### **CONSERVATORY**

13'8 x 7'3 (4.17m x 2.21m)

##### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE**

15'5 x 10'1(max) (4.70m x 3.07m(max))

##### **BEDROOM TWO**

12'4 x 8'10 (3.76m x 2.69m)

##### **BATHROOM**

6'9 x 5'4(min) (2.06m x 1.63m(min))

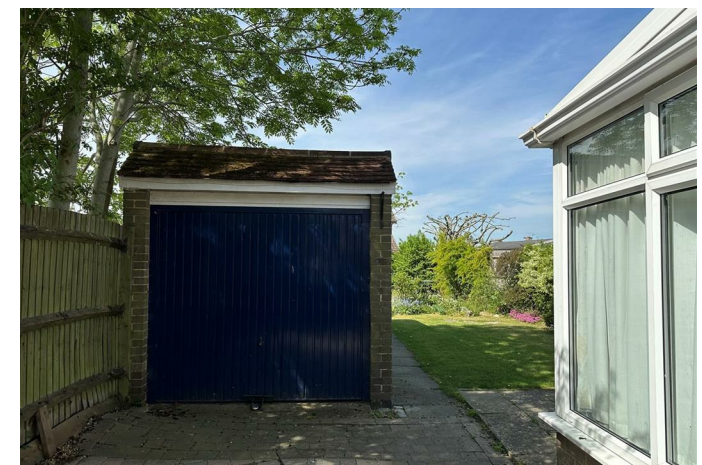
##### **GAS CENTRAL HEATING**

##### **DOUBLE GLAZED WINDOWS**

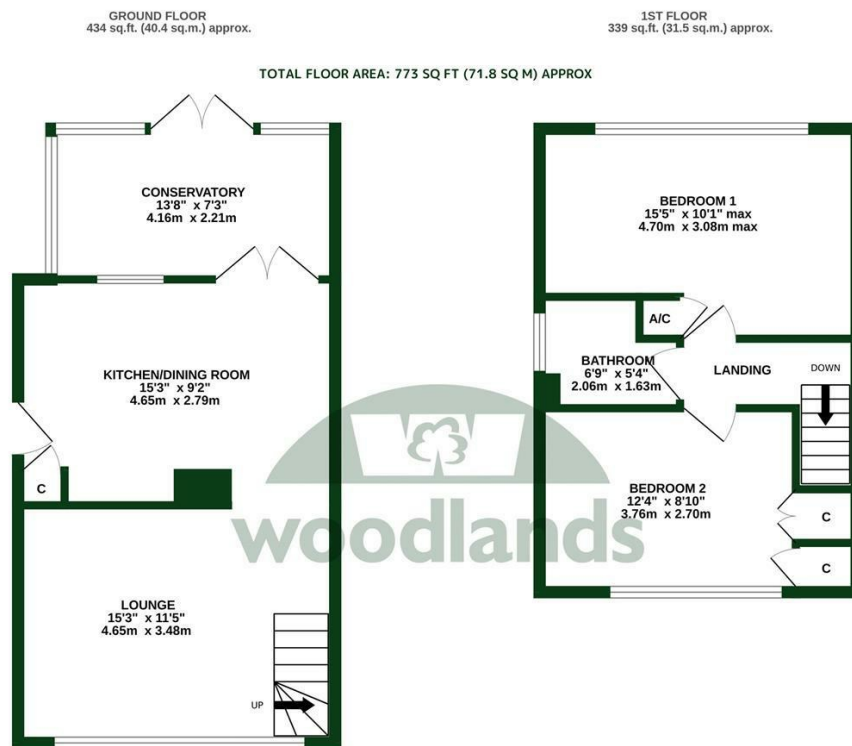
##### **LARGE REAR GARDEN**

##### **GARAGE**

##### **DRIVEWAY**







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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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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