



18 BATTS HILL, REDHILL, SURREY, RH1 2DH
GUIDE PRICE £500,000
FREEHOLD

***** SEMI DETACHED HOME IN A SUPERB LOCATION WITH FAR REACHING VIEWS AND A 70FT GARDEN *****

Situated in one of Redhill's most popular locations, this semi detached house has great potential and scope for extension, subject to the usual permissions.

Through the front door there is an entrance hall with storage under the stairs, you have an open plan lounge/dining room with direct access to the garden and a bay window to the front. There is a separate kitchen which overlooks and has a door to the rear garden. Upstairs there is a landing with loft access, a bathroom with an airing cupboard and three bedrooms. Bedroom one which is at the rear benefits from absolutely stunning, far reaching views.

Outside you have a shared driveway which leads to the side of the house and onto the single garage which has an up and over door. There is a lawn garden to the front and a side access gate leads into the lovely, 70ft garden that has a patio area as well as a sizeable lawn.

Nearby you are fortunate enough to benefit from some of the areas most respected schools as well as being within a short walk of Wray Common which has a historic Windmill and extensive green space. In addition Redhill's bustling town centre is only a 10 minute walk and offers a wide range of shops and amenities which include a Sainsburys superstore, 24 hour gym, shopping centre, leisure centre and extensive rail links. Also an exciting new multi screen cinema complex with a number of restaurants is due to open in early 2023.

- SEMI DETACHED
- THREE BEDROOMS
- GARAGE
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: E
- LOTS OF POTENTIAL
- 70FT GARDEN
- IMPRESSIVE VIEWS
- NO CHAIN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'2 x 5'8 (3.40m x 1.73m)

LOUNGE

15'0 x 11'7 (4.57m x 3.53m)

DINING ROOM

8'11 x 8'10 (2.72m x 2.69m)

KITCHEN

9'0 x 8'5 (2.74m x 2.57m)

BEDROOM ONE

11'3 x 10'9 (3.43m x 3.28m)

BEDROOM TWO

11'0 x 11'0 (3.35m x 3.35m)

BEDROOM THREE

7'10 x 6'5 (2.39m x 1.96m)

BATHROOM

7'7 x 6'0 (2.31m x 1.83m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

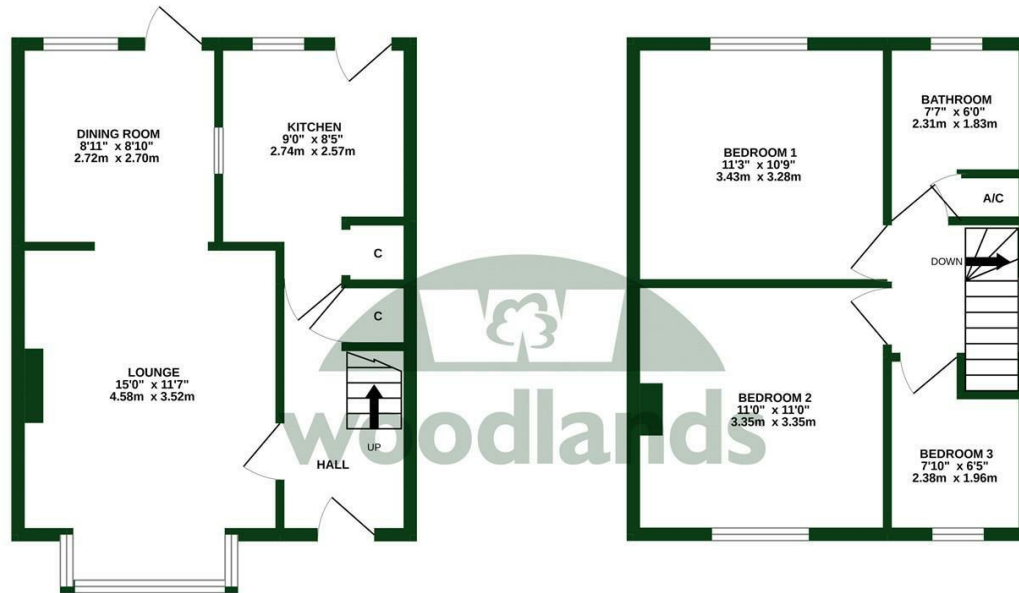
GARAGE

16'6 x 8'4 (5.03m x 2.54m)



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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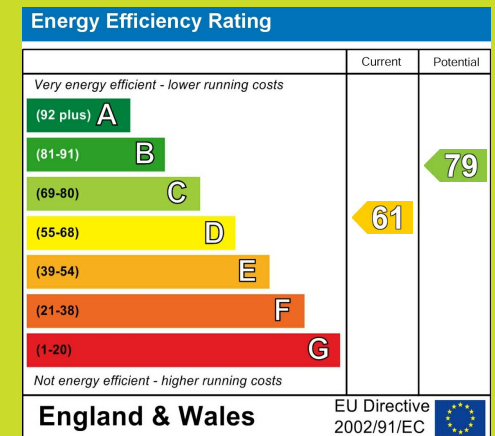
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