



**18 BATS 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)

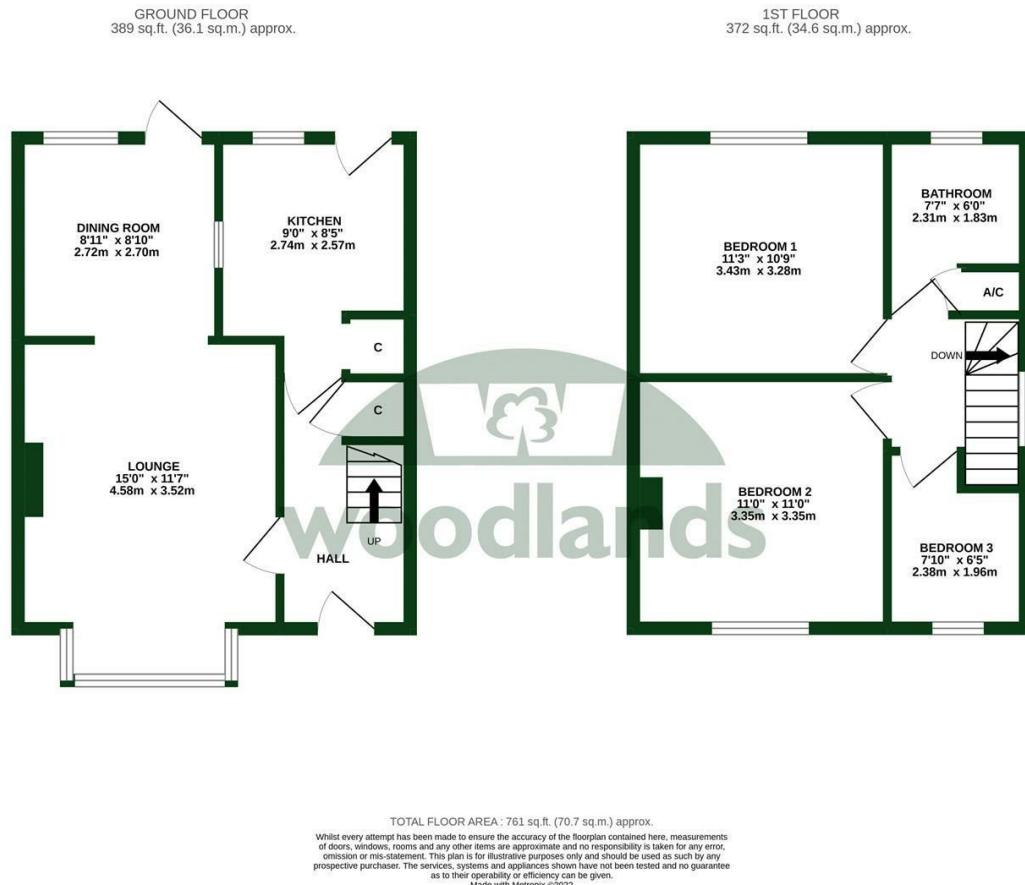
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**70FT REAR GARDEN**

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





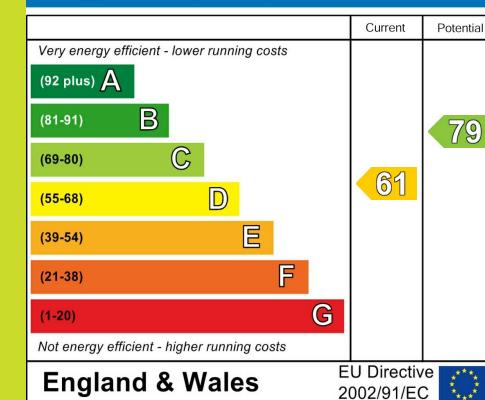
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#### Energy Efficiency Rating



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