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61 FRENCHES ROAD, REDHILL, SURREY, RH1 2HR
£416,500
FREEHOLD

An attractive well-presented semi-detached Victorian home, ideally situated within a short walk of Redhill town centre and mainline station. Offered to the market with no onward chain, this charming 2 bedroom property is perfectly suited to first-time buyers seeking character, convenience, and a home ready to move straight into.

Accessed via a side entrance, the property opens into a welcoming entrance lobby. To the front of the house is a bright and elegant living room featuring a bay window, while to the rear a separate dining room with attractive wood flooring provides an excellent entertaining space and benefits from understairs storage. The fitted kitchen enjoys a dual-aspect outlook and features a stable door opening onto the courtyard garden. Upstairs, the landing provides loft access and leads to two double bedrooms together with a spacious family bathroom offering built-in storage and an airing cupboard.

The property enjoys a delightful west-facing rear garden combining patio and lawned areas with fenced boundaries and a timber shed, creating an ideal setting for outdoor dining and relaxation.

The property has substantial loft space, offering excellent potential for conversion. Similar homes nearby have successfully created an additional bedroom and bathroom within the loft, presenting an exciting opportunity for buyers looking to increase living accommodation and add long-term value.

Having previously been a rental property, the electrics and heating system have been regularly inspected and maintained, providing additional peace of mind for purchasers.

The location is especially convenient, with local convenience stores close by and Redhill town centre just a short stroll away, offering a range of shopping and leisure facilities including the Belfry Shopping Centre, Sainsbury's superstore, weekly market, cinema complex, and leisure centre. Redhill station provides excellent transport links to London and Gatwick Airport, making it ideal for commuters.

- **CHARMING VICTORIAN HOME**
- **TWO RECEPTION ROOMS**
- **TWO DOUBLE BEDROOMS**
- **ATTRACTIVE WEST FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **NO ONWARD CHAIN**
- **FITTED KITCHEN WITH STABLE DOOR**
- **SPACIOUS FIRST FLOOR BATHROOM**
- **WALKABLE TO REDHILL STATION**
- **EPC RATING: D**













ROOM DIMENSIONS:

ENTRANCE PORCH

LOUNGE
11'11 x 11'11 (3.63m x 3.63m)

DINING ROOM
11'11 x 11'11 (3.63m x 3.63m)

KITCHEN
11'4 x 7'0 (3.45m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'11 x 11'11 (3.63m x 3.63m)

BEDROOM TWO
12'0 x 8'9 (3.66m x 2.67m)

BATHROOM
11'2 x 7'0 (3.40m x 2.13m)

GAS CENTRAL HEATING

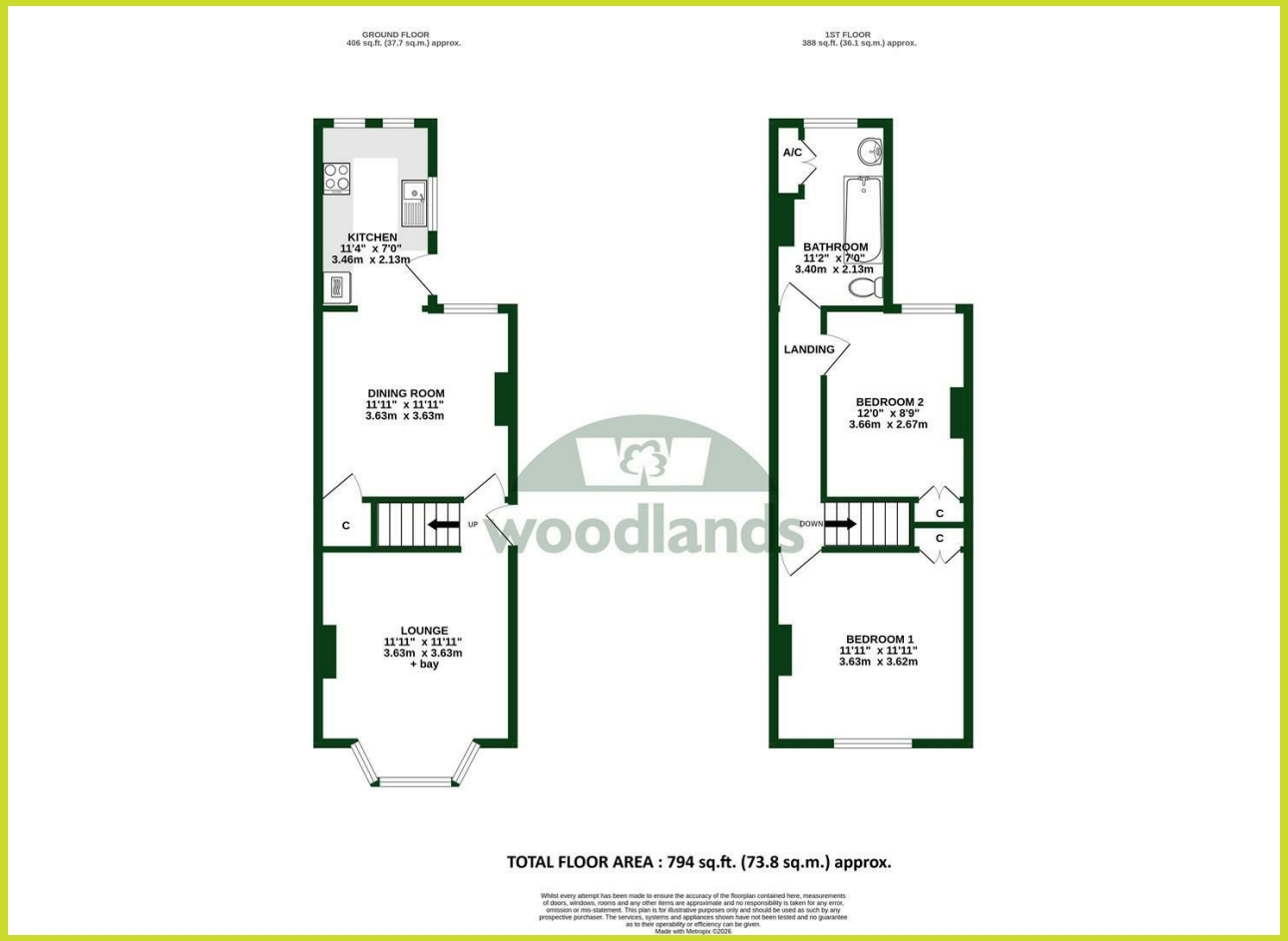
DOUBLE GLAZED WINDOWS

30FT REAR GARDEN













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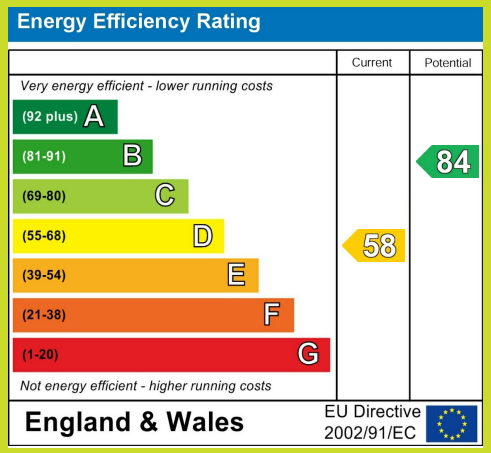
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