



16 Lower Road, Redhill, Surrey, RH1 6NN

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JAMES DEANE  
ESTATE AGENTS

With a porch providing space to store coats and muddy boots from a plethora of local walks this stylish and characterful home immediately entices you into its homely and welcoming aesthetic. The neutrally decorated open plan living and dining room features a beautiful original fireplace and sisal flooring throughout. The dining room enjoys views out to the garden and the stairs, under which the current owner has placed a desk, sit proudly as a divide. Accessed via a characterful original door the colourful kitchen with shaker units and access out to the garden lifts your soul and provides the set for culinary creations.

Upstairs bedroom one to the front features sisal flooring and built in wardrobes. Bedroom



two is decorated in neutral palette with grey floor boards and enjoys looks out over the garden. The family bathroom with generous storage cupboards provides a neutral and relaxing space to unwind with a white bath and shower suite and easy to maintain tiles.

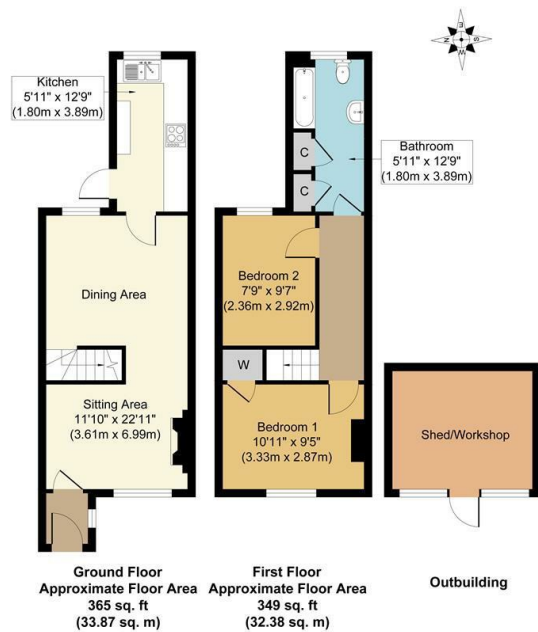
The well-proportioned and easy to maintain garden with useful side access, has been lovingly landscaped and includes a sociable decking area for outdoor dining and entertaining, and a workshop with electricity which also has the potential to become a work from home space.

Lower Road enjoys a fantastically convenient equidistant from Reigate and Redhill town centres and is within easy walking distance to Earlswood Train station and catchment for a range of highly regarded local schools. On the doorstep of Redhill common there is an array of local walks. The local area benefits from excellent rail services to London Victoria and London Bridge and Kingscross and is a short drive to the M25 and Gatwick Airport.

**Guide Price £450,000**



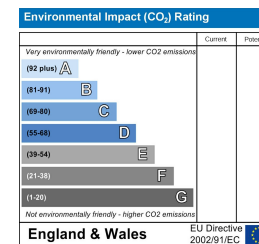
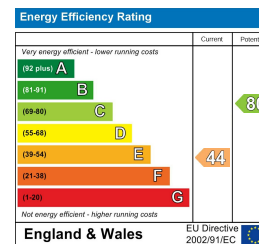
# Floor plan



Lower Road, RH2  
Approx. Gross Internal Floor Area 714 sq. ft / 66.25 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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TENURE: Freehold  
Council Tax Band: D

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