



9 Beaumonts, Redhill, Surrey, RH1 5DT

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEANE**  
ESTATE AGENTS

This attractive detached family home is situated at the end of a quiet cul-de-sac and has been refurbished and reconfigured by the current owner.

The adaptation includes the installation of a dividing wall between the living room and former dining room to create a brand-new kitchen/diner. In addition, the property has been replastered and rewired throughout and benefits from new hard wired smoke detectors, a new consumer unit as well as a new boiler, brand new and stylish family bathroom, new flooring throughout and new internal Shaker doors.

There remains scope to add value as the property benefits from lapsed planning consent (Ref: 20/01084/HHOLD) for the addition of a single storey extension to the left-hand elevation. Full planning consent was granted on 11 August 2020 and the proposed extension would deliver a self-contained annex



with an ensuite double bedroom, kitchen and garden room.

The existing accommodation features an entrance hall, living room with feature bay window and a contemporary kitchen/diner with direct access outside as well to the conservatory via patio doors. The kitchen/diner spans the entire width of the property and includes grey gloss cabinetry, quartz worktops, an American style fridge/freezer, stylish splashback panel and integrated appliances including dishwasher, oven and induction hob. The conservatory has dual access to the garden and patio area.

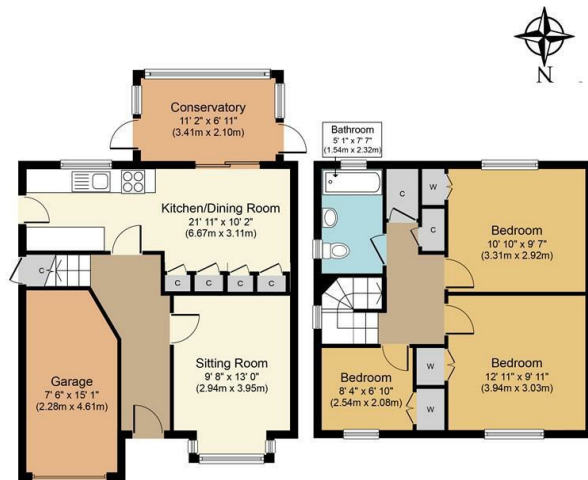
On the first floor are two double bedrooms, a single bedroom and a brand-new family bathroom. All three bedrooms provide integral storage and the stylish bathroom features floor to ceiling grey tiling and elegant sanitary ware.

Externally, the property boasts a block paved driveway with off road parking for multiple vehicles and an integral garage. There is side access along both elevations, a storm porch, front and rear gardens. The rear garden offers a large, secluded patio to the side as well as an area laid to lawn and a garden shed.

**Offers In The Region Of £500,000**



# Floor plan



Ground Floor  
Approximate Floor Area  
585 sq. ft.  
(54.3 sq. m.)

First Floor  
Approximate Floor Area  
450 sq. ft.  
(41.7 sq. m.)

Beaumonts, RH1

Approx. Gross Internal Floor Area 1035 sq. ft. (96.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 lending 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.

Copyright Property Portraits | www.propertyportraits.co.uk



| Energy Efficiency Rating  |                         |
|---|-------------------------|
| Current   | Potential               |
| 63  | 83                      |
| <small>Very energy efficient - lower running costs</small><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br><small>Not energy efficient - higher running costs</small> |                         |
| England & Wales   | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|
| Current   | Potential               |
|   |                         |
| <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |                         |
| England & Wales   | EU Directive 2002/91/EC |

TENURE: Freehold  
Council Tax Band: E

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.