



9 Beaumonts, Redhill, Surrey, RH1 5DT

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J A M E S D E A N
E S T A T E A G E N T S

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.

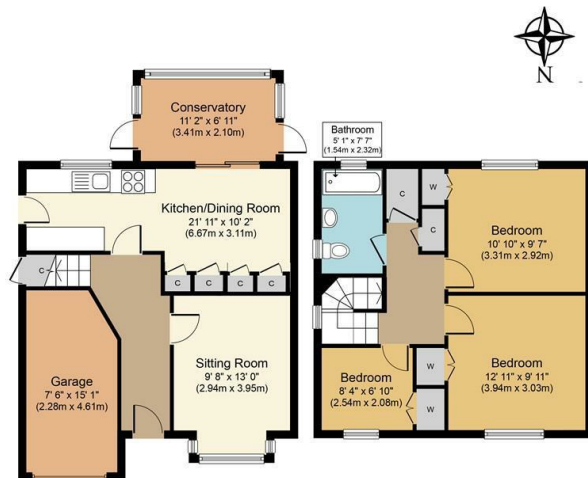
On the first floor are two double bedrooms, a single bedroom and a brand-new family bathroom. All three bedrooms provide integral storage and the stylish bathroom features floor to ceiling grey tiling and elegant sanitary ware.

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

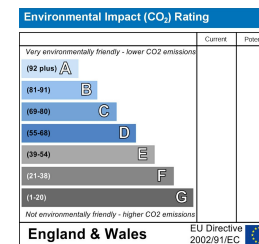
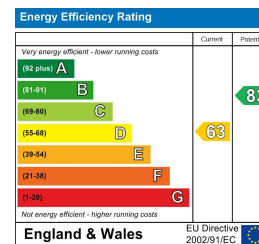


Beaumonts, RH1

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

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Council Tax Band: E

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