



Connells

Tollgate Avenue
Redhill



A blissful escape in the heart of South Earlswood, a fabulous opportunity for anyone looking to be creative and would like to have the opportunity to mould a house to your very own taste, you have the perfect chance to let your imagination go wild.

As you drive down this quiet road & approach the bungalow you will find parking a parking space to the rear along with access to a garage, workshop & timber storage shed.

As you enter the home you are welcome into a spacious hallway which offers access to a fully tiled shower room, a larger than average third bedroom with fitted wardrobes & a second double bedroom with built in storage.

You are then lead into the spacious through living & dining room which offers ample space to layout sitting & dining furniture, creating clear defined areas & there is access to a conservatory that enjoys views out onto the manicured rear garden.

The fitted kitchen is just off of the reception room & offers work top space to prepare meals & wall & base storage units which offer scope for remodelling. The adjoining utility room is perfect for housing laundry appliances & provides side access.

On the first floor there is a large master bedroom with two skylight windows & providing access to eaves storage & an en-suite w.c.

Outside the rear garden has been beautifully landscaped & offers two patio seating areas, an area of lawn & various well established planted borders.



Ground Floor

Entrance Hallway

Shower Room

5' 8" x 5' 7" (1.73m x 1.70m)

Bedroom Three

11' 3" Plus Wardrobes x 7' 1" (3.43m Plus Wardrobes x 2.16m)

Bedroom Two

14' 6" x 9' 8" Max (4.42m x 2.95m Max)

Through Living & Dining Room

24' 8" x 11' 1" Into Recess (7.52m x 3.38m Into Recess)

Conservatory

10' 5" x 10' 2" (3.17m x 3.10m)

Kitchen

12' 4" Max x 7' 7" (3.76m Max x 2.31m)

Utility Room

10' 4" x 4' 5" (3.15m x 1.35m)

First Floor

Bedroom One

17' 4" Max x 11' 5" Max (5.28m Max x 3.48m Max)

En-Suite W.C

5' 4" x 4' 9" (1.63m x 1.45m)

Eaves Storage Space

Outside

Rear Garden

Garage

17' 3" x 8' 7" (5.26m x 2.62m)

Workshop

17' 1" x 4' 8" (5.21m x 1.42m)

Off Street Parking Space









Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01737 774 277

E redhill@connells.co.uk

43 Station Road
REDHILL RH1 1QH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/RED406342



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED406342 - 0004