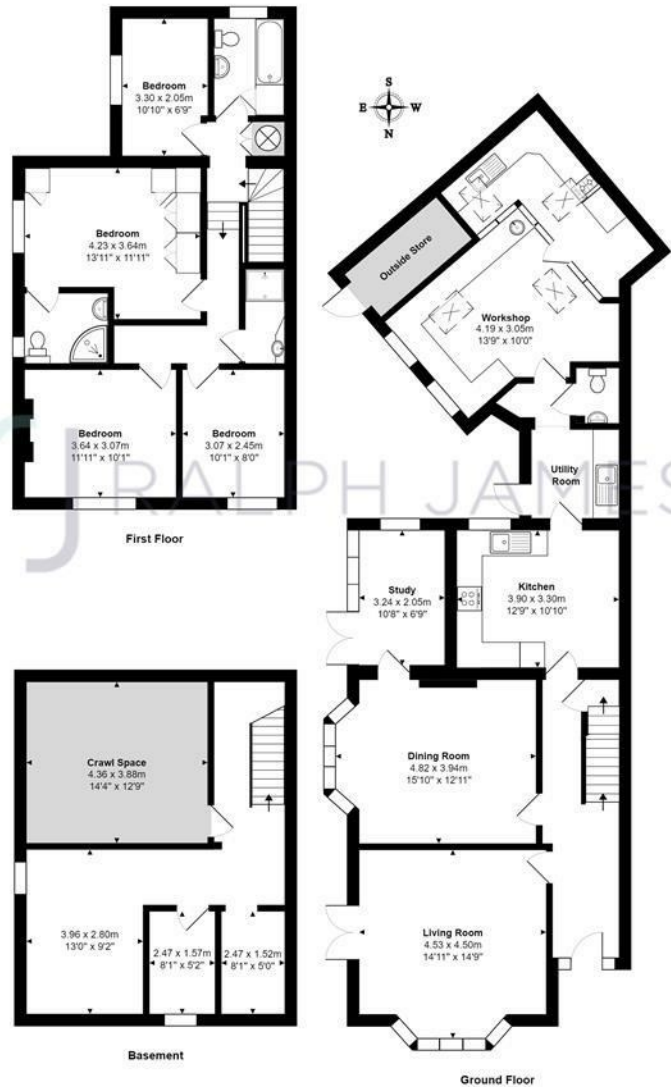


Grovehill Road  
Redhill  
Surrey  
£799,950



RALPH JAMES

# FLOOR PLANS



Grovehill Road, Redhill  
Total Area: 224.6 m<sup>2</sup> ... 2417 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



## IN A NUTSHELL



Secluded corner plot & secure bike shed



Large living & dining room with separate study



Spacious kitchen & utility room



Four generous bedrooms



Two bathrooms, master en-suite & downstairs W/C



Large driveway for 2 cars





# WHAT'S GREAT?

If you're looking for a project to turn into your forever family home, this generous 2417 Sq. FT four-bedroom Victorian house is oozing with endless potential. Full of character and original features including ornate coving and picture rails, this house needs a little bit of love to restore it into something fabulous.

Downstairs this property has a large bright living room where you can comfortably have some big comfy sofas, perfect to relax and unwind after a long day with a good book or catch up on your favourite TV series. The dining room is another generously sized room, you can set up a large dining table and chair set and show off your culinary skills to family and friends. From the dining room you can access the home office which would also make a great play room.

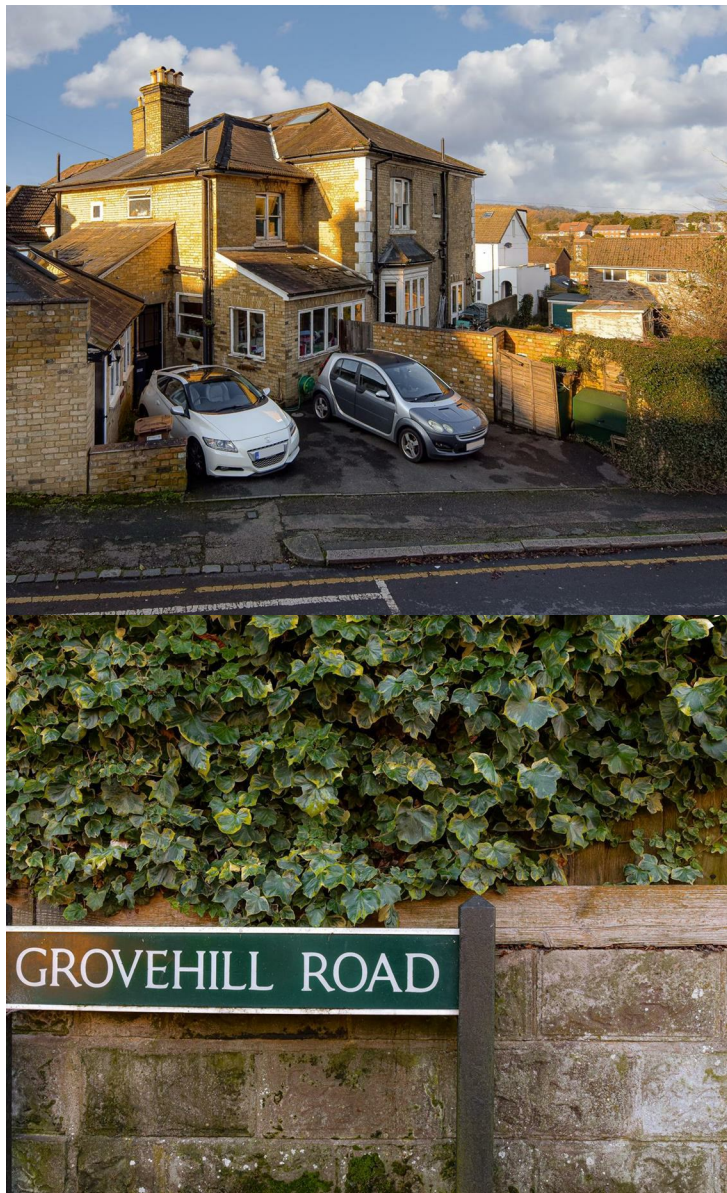
The kitchen is a great size, here you can design something modern and sleek with plenty of space for a breakfast table. Following through to the utility room, you can store your appliances out of the way, there is also a downstairs W/C. The current owners have added an extension which they use for work but it also has the potential to be converted into an annex.

Upstairs are four spacious bedrooms, the master bedroom includes built in wardrobes and an en-suite. There is also the main family bathroom and another separate shower room, ideal for any busy family!

This amazing property also has a huge basement with windows and a loft that could just be used as additional storage space or if you're feeling creative, other properties along this road have converted these spaces into additional bedrooms and living space.

Outside the garden is secluded by trees, the large patio is perfect for setting up the BBQ during the warmer months, you can enjoy the summer sun with a refreshing glass of wine as the children play. At the back of the property there is also a driveway with space for two cars, or if you travel for work Redhill station is just a 10 minute walk away.





Ashley likes it  
because....

"With a little TLC to help it become something quite spectacular. It's full of character and charm, and it's ideal location has everything you need within walking distance from the town to the station and excellent schools for all ages. For the right buyer, this property can be transformed into the perfect family home. If you're looking for a project, you could turn this home into modern luxury apartments like the neighbouring property has done."



## SELLER'S SECRET

"It's hard to believe that 20 years ago we were searching for our perfect home for our young family. Lots of space both indoor and out with freedom for children to play whilst being close to schools, town and transport links and we found it in Grovehill Road. Fast forward and the children are all grown having had an amazing home to grow up in and it's now time to downsize to something smaller, hopefully round the corner. This is such a friendly place to live, with an active residents association. It certainly ticked every box for us."

## CLOSE TO HOME

|                             |                              |
|-----------------------------|------------------------------|
| Redhill Train Station 0.5m  | Earlswood Train Station 1.2m |
| Reigate High Street 1.6m    | Earlswood School 0.9m        |
| Hatchlands Primary 0.5m     | Reigate School 1.6m          |
| Gatwick Airport 6.4m        | East Surrey Hospital 1.9m    |
| Donyngs Leisure Centre 0.4m | Wray Common School 1m        |
| St Josephs School 0.4m      | St Bedes 1.2m                |

To buy or not to buy...

RALPH JAMES



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