



12 Fenton Road

Redhill

Guide Price **£775,000**



12 Fenton Road

Situated on a private road just a short distance from the town centre and train station, this impressive three-bedroom detached family home offers a wonderful opportunity for modern family living. This attractively designed property boasts both space and character, perfect for those seeking a blend of comfort and convenience.

Upon entering the property, you are welcomed into a spacious hallway leading to two well-proportioned reception rooms, ideal for hosting guests or enjoying relaxed family evenings. The generously sized kitchen provides ample space for culinary enthusiasts and features a convenient utility room for added functionality. A conservatory offers a tranquil spot to unwind and enjoy views of the immaculate rear garden and patio, providing a seamless indoor-outdoor living experience. The first floor comprises three inviting bedrooms, all offering plentiful natural light and ample storage space. The master bedroom is dual aspect and benefits from a shower cubical, while the additional bedrooms share access to a family bathroom, designed to cater to the needs of a growing family. Externally, this property offers a tandem garage, off-road parking, and a workshop, catering to all storage and recreational needs. The mature rear garden provides a serene setting for outdoor activities and al fresco dining.

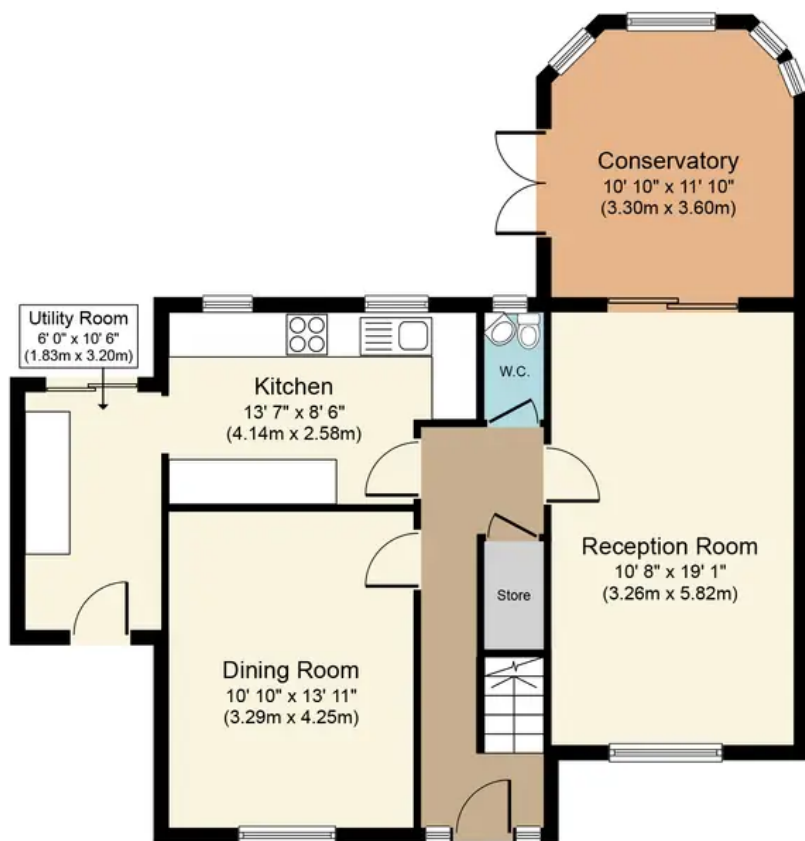
This property is offered with no onward chain, providing a hassle-free transition for potential buyers. Additionally, the property presents an exciting opportunity for further enhancement and expansion, subject to obtaining the necessary planning permissions.

Conveniently located near the bustling town centres of Redhill and Reigate, residents benefit from a myriad of shops, restaurants, and cafes to explore.

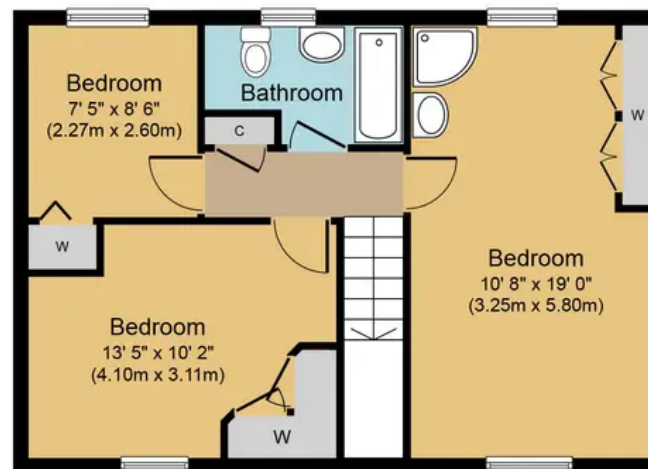
Council Tax band: F Tenure: Freehold



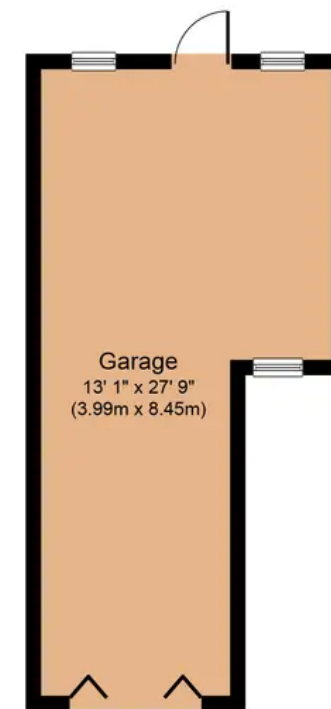




Ground Floor
Approximate Floor Area
780 sq. ft.
(72.5 sq. m.)



First Floor
Approximate Floor Area
526 sq. ft.
(48.9 sq. m.)



Garage
Approximate Floor Area
289 sq. ft.
(26.9 sq. m.)

Fenton Road, RH1
Approx. Gross Internal Floor Area 1,595 sq. ft. (148.2 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.