



41 LINKFIELD STREET, REDHILL, SURREY, RH1 6BW
£845,000

*** PROPERTY VISIT AVAILABLE ***

SIMPLY STUNNING EDWARDIAN HOME WITH OFF ROAD PARKING OFFERING AN IMPRESSIVE 2099 SQFT OF WELL PLANNED SPACE ALL FINISHED TO A VERY HIGH STANDARD.

Located in a sought after part of town on the Reigate borders, this imposing period property has some beautiful period features in addition to a number of tasteful bespoke touches added by the current owners.

On the ground floor there is storm porch and a large split level entrance hall with an antique style radiator. To the front you have a spacious dual aspect living room with an open cast iron fireplace. At the rear of the house there is an open plan kitchen, dining and family space which has a wood-burning stove, bi-folding doors to the garden as well as access to a separate utility room, a side lobby with a cloakroom and a door to the cellar areas. The cellar comprises of three large areas with a lightwell to the front and also houses both the boiler and hot water cylinder. On the first floor there is a split level landing, three double bedrooms, a single bedroom/home office and a stylish family bathroom. Up on the top floor you have a principal bedroom which has eaves storage, double glazed windows to the rear and a fantastic en-suite complete with Villeroy and Boch fittings.

Outside the property is a driveway at the front providing off street parking for three cars, a side access leads to the walled rear garden which has a westerly aspect and comprises of both patio and lawn areas with a timber shed at the foot.

Nearby you have a selection of local shops as well as the Deli on the Hill which is only a hundred yards up the road and offers a delightful selection of artisan foods as well as daily essentials and wonderful coffee.

Redhill town centre itself is a short walk and offers a wide range of shops and amenities as well as mainline trains to London, Gatwick and the south coast.

- CHARACTER HOME
- LOUNGE
- UTILITY ROOM
- CELLAR STORAGE
- OFF ROAD PARKING
- CONTEMPORARY FINISH
- KITCHEN/DINING/FAMILY SPACE
- FIVE BEDROOMS
- BEAUTIFULLY PRESENTED
- WEST FACING GARDEN





ENTRANCE PORCH
6'0 x 3'0 (1.83m x 0.91m)

ENTRANCE HALL
22'9 x 6'1 (6.93m x 1.85m)

CLOAKROOM
4'9 x 3'1 (1.45m x 0.94m)

LOUNGE
14'11 x 12'6 (4.55m x 3.81m)

KITCHEN/DINING/FAMILY ROOM
27'2 x 15'11 (8.28m x 4.85m)

LOWER GROUND FLOOR:

CELLAR 1
15'3 x 7'7 (4.65m x 2.31m)

CELLAR 2
15'3 x 4'2 (4.65m x 1.27m)

CELLAR 3
13'3 x 5'7 (4.04m x 1.70m)

UTILITY ROOM
8'1 x 5'11 (2.46m x 1.80m)

FIRST FLOOR:

BEDROOM TWO
15'0 x 12'9 (4.57m x 3.89m)

BEDROOM THREE
15'10 x 11'9 (4.83m x 3.58m)

BEDROOM FOUR
11'10 x 9'2 (3.61m x 2.79m)

BEDROOM FIVE/STUDY
13'4 x 6'0 (4.06m x 1.83m)

FAMILY BATHROOM
7'11 x 7'1 (2.41m x 2.16m)

SECOND FLOOR:

BEDROOM ONE
14'5 x 14'4 (4.39m x 4.37m)

ENSUITE SHOWER ROOM
8'4 x 5'8 (2.54m x 1.73m)

GAS CENTRAL HEATING

SASH AND DOUBLE GLAZED WINDOWS

65FT WEST FACING GARDEN

OFF ROAD PARKING FOR TWO CARS



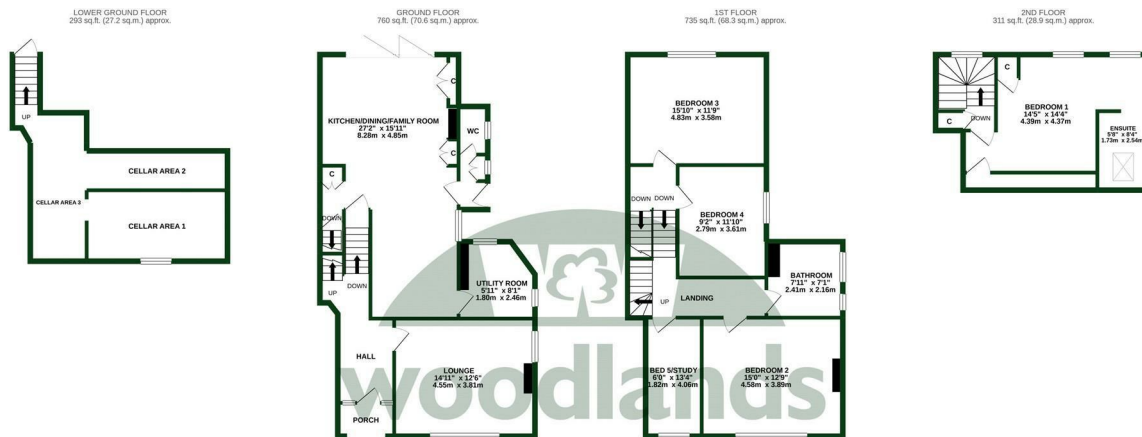


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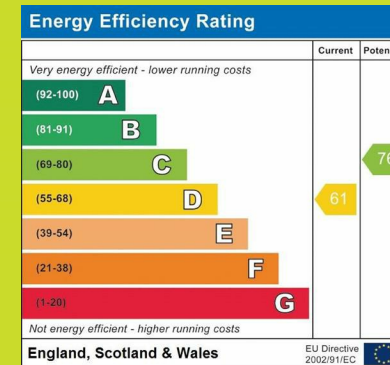
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TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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