



HILLFIELD CLOSE, REDHILL, SURREY RH1



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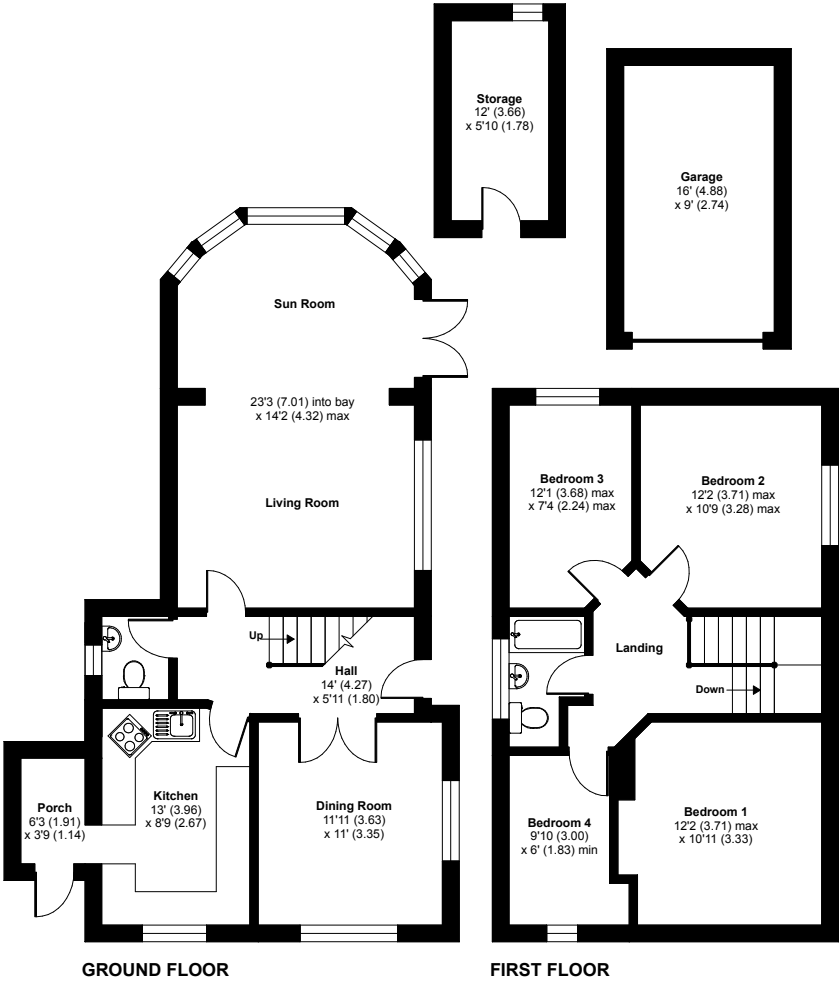
- 4 Bedrooms
- Detached
- Cul-de-sac location
- Scope for extensions (subject to p.p.)
- Garage and driveway
- Swimming pool
- Half a mile from Redhill train station
- NO ONWARD CHAIN

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Approximate Area = 1297 sq ft / 120.5 sq m  
Garage = 144 sq ft / 13.4 sq m  
Storage = 70 sq ft / 6.5 sq m  
Total = 1511 sq ft / 140.4 sq m  
For identification only - Not to scale



Offered to the market for the first time in over 40 years, Hound and Porter are excited to be able to share with you this 4 bedroom detached family home, tucked away at the end of a very popular cul-de-sac on the outskirts of Redhill town centre.

On the ground floor there is a bright lounge diner, with french doors out on to the patio and from here you have a wonderful view over the garden. There is a sunny reception room to the front of the house (which would work well as a dining room, play room or perhaps a study) , a kitchen with lobby and alternative entrance. The downstairs loo completes this floor.

Head on up, passing a large picture window on the landing, and here on the first floor you will see 4 bedrooms and a family bathroom.

Outside, there is a large tandem garage and private driveway for multiple cars. The garden, with lawn, patio, pool and summerhouse is the perfect setting for entertaining!

This family home offers a very exciting opportunity for the next owners, with a huge amount of scope for expansion and modernisation, it could just be the next home for another family for another 40 years! All with the added bonus of being offered with NO ONWARD CHAIN!

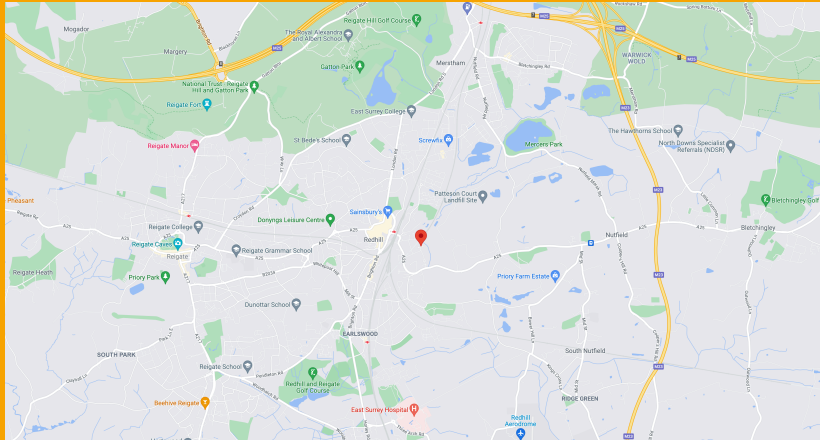


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hound and Porter Limited. REF: 974909





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### LOCATION

This lovely home is located just outside Redhill, around a 5-7 minute walk to Redhill train station, with its excellent train links to London and the South Coast. Local amenities include Nutfield Priory Health Club and Nutfield Priory Farm (with farm shop and discovery trail), The Belfry shopping centre, the Harlequin Theatre and Mercers lakes are only a brisk walk away. A short drive brings you to the market town of Reigate brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a lovely little café.

### TRANSPORT

Within easy reach of the, A25, M23, M25 and Gatwick Airport  
A bus service providing access to Redhill, Reigate and north of the M25  
DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 0.5 miles to Redhill Station
- 1.2 mile to Earlswood Station



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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