



TOLLGATE AVENUE, SALFORDS, REDHILL, SURREY RH1

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME



TOLLGATE AVENUE, SALFORDS, REDHILL, SURREY RH1



- 2 Double bedrooms
- Beautiful open plan living
- Conservatory
- Garage
- Recently refurbished throughout
- No Onward Chain

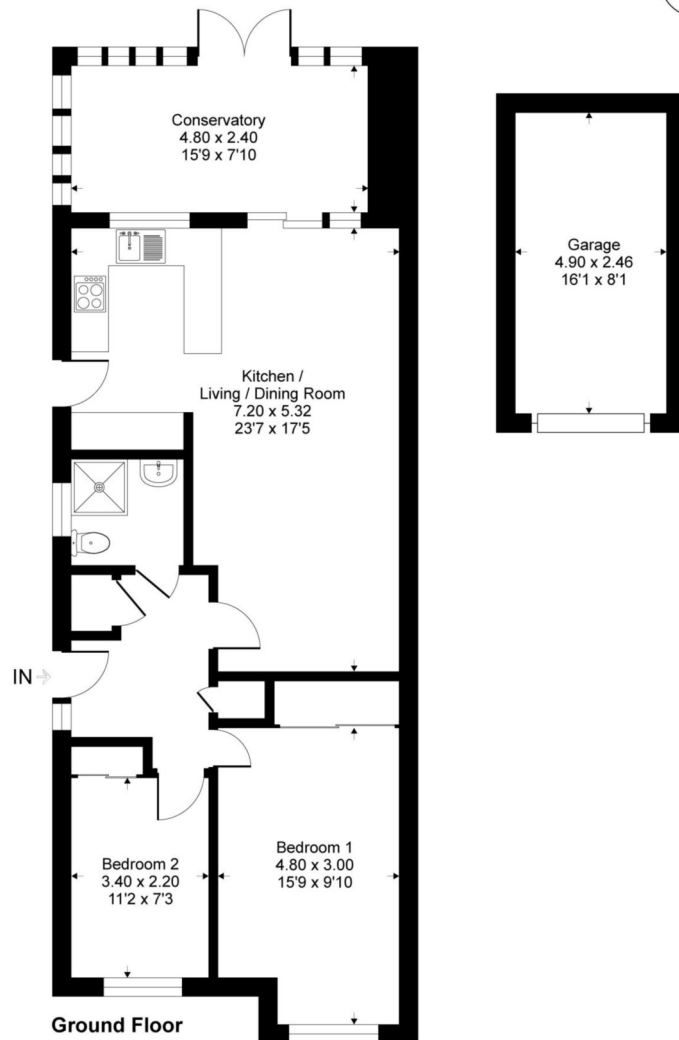
# TOLLGATE AVENUE, SALFORDS, REDHILL, SURREY RH1

## Tollgate Avenue, RH1

Approximate Gross Internal Area = 79.5 sq m / 851 sq ft

Approximate Garage Internal Area = 12 sq m / 130 sq ft

Approximate Total Internal Area = 91.5 sq m / 981 sq ft



This stunning two-double-bedroom semi-detached bungalow has been thoughtfully refurbished throughout, offering stylish modern living in a highly sought-after location. The true heart of this home has to be the bright and spacious open-plan living. kitchen area, providing a wonderful space for both relaxing and entertaining. The beautifully designed kitchen is fitted with integrated appliances, ensuring both style and convenience for the modern homeowner.

The conservatory is a versatile space that can be tailored to your needs, ideal for use as a relaxing chill-out area or a children's playroom. It opens out onto the private garden, seamlessly blending indoor and outdoor living. The rear garden, mostly laid to law, has rear access leading to your en-bloc garage.

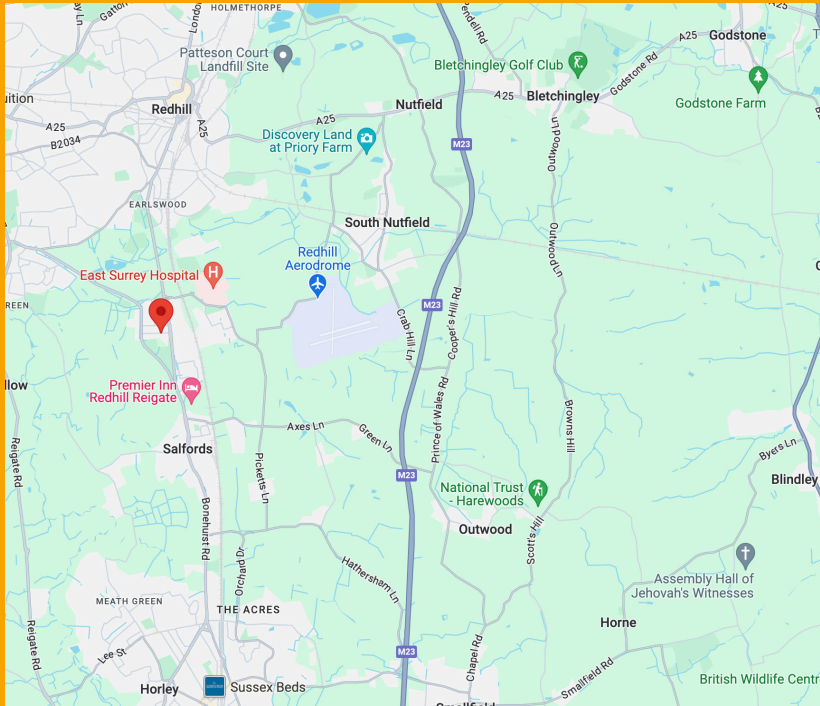
To the front is a recently laid block paved driveway offering private parking for numerous cars.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## TOLLGATE AVENUE, SALFORDS, REDHILL,



### LOCATION

The property is conveniently located just to the south of Redhill, a short distance from the A23 with very easy access to the amenities of both Reigate and Redhill to the north, and Horley to the south, with their respective shopping centres. There are quick rail links to London and the South Coast with both Salfords and Earlswood train stations being within easy reach, and with public transport and a few local shops close by. Gatwick airport and the M23/25 is within approximately four miles. The property is ideally located for anyone working at East Surrey Hospital. There are a number of highly regarded schools nearby, and there is easy access to the beautiful countryside of the Surrey Hills and North Downs.

### ADDITIONAL INFORMATION

COUNCIL TAX BAND D  
£2,339.35



### 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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