



CARLTON GREEN, REDHILL, SURREY RH1

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CARLTON GREEN, REDHILL, SURREY RH1

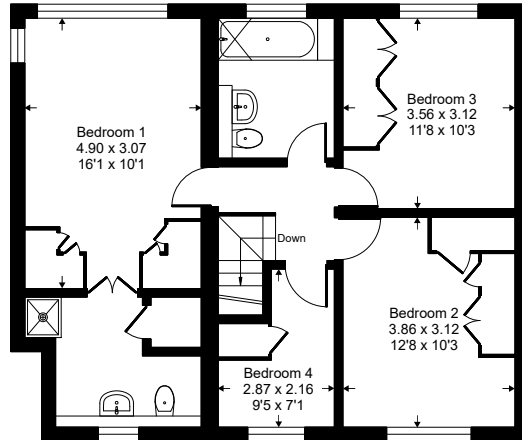


- 4 Bedroom semi detached house
- Beautiful family bathroom
- Ensuite to the master bedroom
- Dual aspect, light and bright, lounge/diner
- Kitchen/diner with doors to the garden
- Integral garage with utility area
- Private driveway for 3 cars
- Superb location for St. Bede's Secondary School

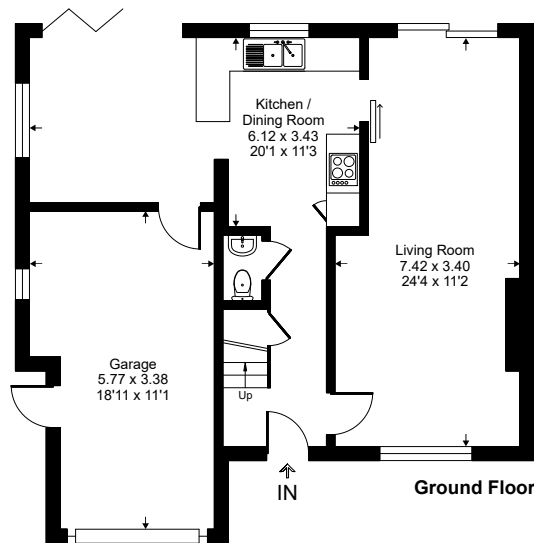
# CARLTON GREEN, REDHILL, SURREY RH1

## Carlton Green, RH1

Approximate Gross Internal Area = 115 sq m / 1243 sq ft  
Approximate Garage Internal Area = 18 sq m / 189 sq ft  
Approximate Total Internal Area = 133 sq m / 1432 sq ft



First Floor



Ground Floor

We, at Hound and Porter, are delighted to be able to offer this exceptional home to the market for the first time in 20 years!

Situated in a most popular, tucked away spot, it is clear to see why the current owners have loved every moment of the last 20 years here. The dual aspect lounge diner, with doors to the garden, is a wonderful space to relax and unwind. The kitchen diner, with views over the pretty and well kept garden, allows you to be getting dinner ready whilst keeping an eye on the children outside!

The generous, integrated garage with well thought out utility area, provides not only enviable storage but lends itself to being converted (STPP) to provide further living space. The downstairs W.C. completes the downstairs of this home.

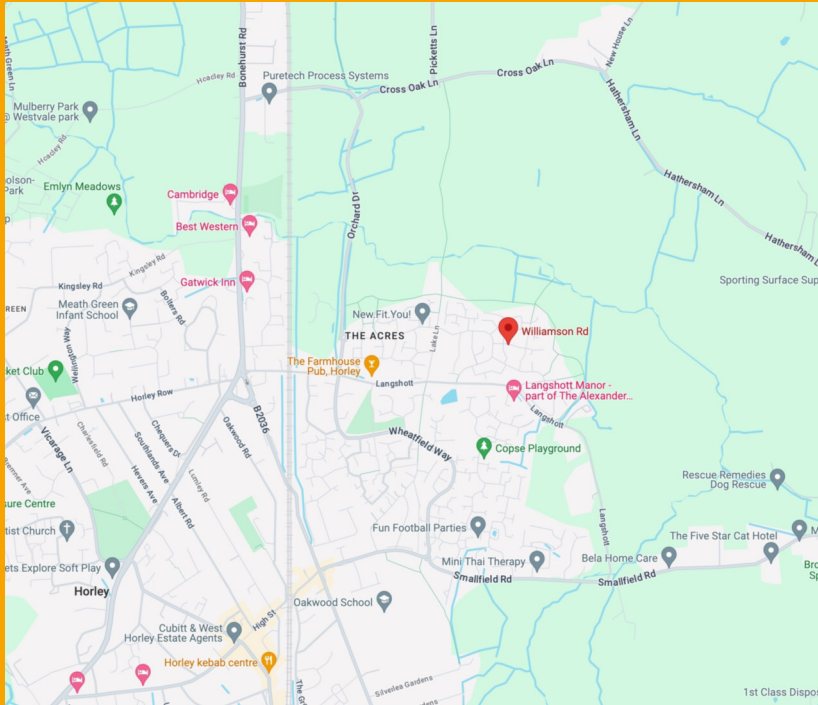
Head on up and you will be greeted with four great bedrooms off a well sized landing. The master bedroom, with ensuite and built in wardrobes has the most magnificent views across to Gatton Park! The family bathroom is stunning!

With a private driveway too, everything has been thought of here. Could this be your home for the next 20 years?! Come and have a look for yourselves!!

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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### LOCATION

This lovely home is located just outside Redhill, with its excellent train links to London and the South Coast, within 500 meters of St. Bede's School. Local amenities include Donyngs leisure complex, The Belfry shopping centre, the Harlequin Theatre, The Light and Redhill Memorial Park, all of which are only a brisk walk away. A short drive takes 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.

### ADDITIONAL INFORMATION

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

• 1.1 miles to Redhill Station • 1.5 miles to Reigate Station

COUNCIL TAX

Reigate and Banstead Council

BAND F £3228.85 per annum



### 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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