



TOLLGATE AVENUE, REDHILL, RH1

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

TOLLGATE AVENUE, REDHILL, RH1



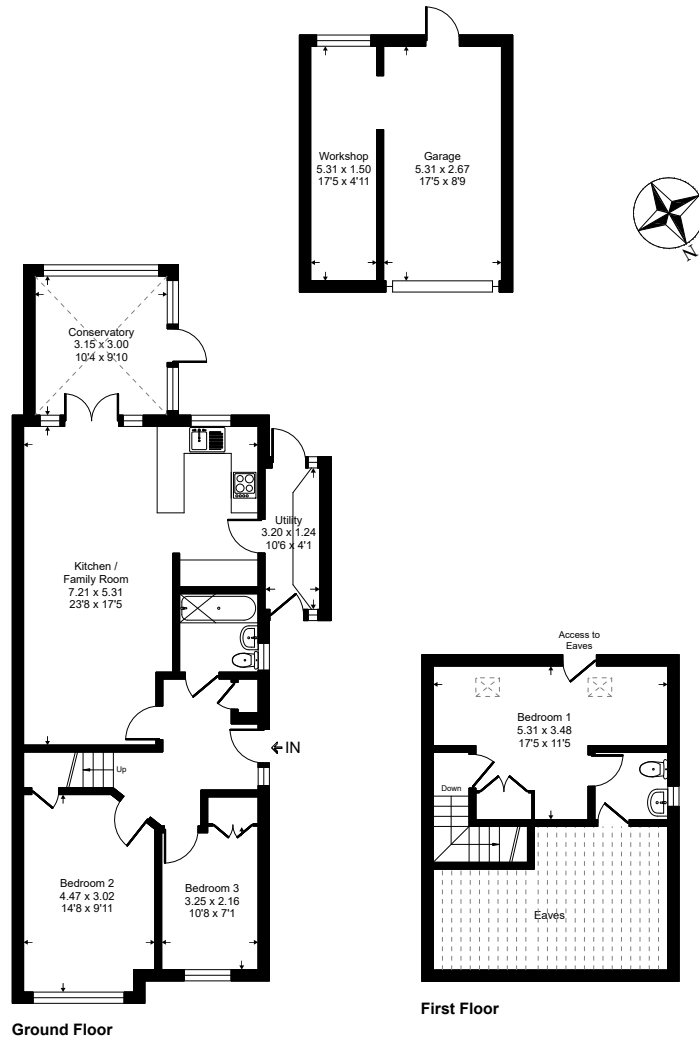
- Immaculate semi-detached bungalow
- Ample parking with large garage
- Close to Earlswood and Redhill stations
- Ideal for downsizers
- Potential to extend (STPP)
- Close to many excellent schools

# TOLLGATE AVENUE, REDHILL, RH1



## Tollgate Avenue, RH1

Approximate Gross Internal Area = 102 sq m / 1095 sq ft  
Approximate Garage Internal Area = 23 sq m / 247 sq ft  
Approximate Total Internal Area = 125 sq m / 1342 sq ft  
(excludes restricted head height)



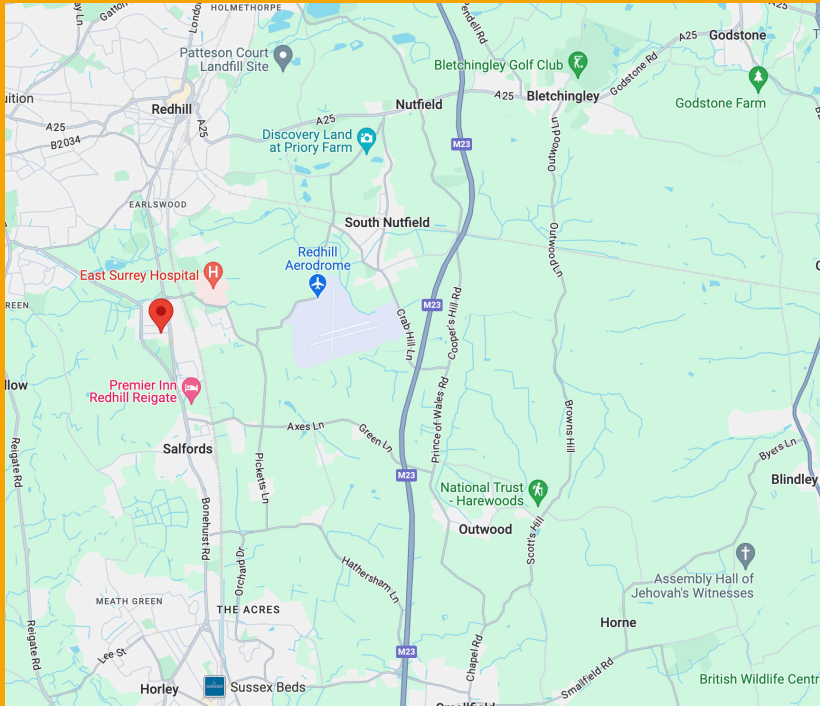
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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We are excited to be able to offer this beautifully refurbished 1930s chalet bungalow - a perfect blend of classic charm and modern luxury. Boasting three spacious bedrooms and designed to cater to all your family's needs. The spacious and inviting living area seamlessly connects to the kitchen and conservatory. This open-plan design ensures a bright and airy atmosphere, perfect for family gatherings and entertaining guests. The kitchen is a chef's delight with ample storage, modern appliances and granite countertops. Convenience is key with rear access to the property through the utility room. You can enjoy long summer evenings in the conservatory, a versatile space that can be used in many ways.

You can enjoy long summer evenings in the conservatory, a versatile space that can be used for dining, relaxing, or even as a play area for children. The natural light and garden views create a serene ambiance which leads on to your sunny landscaped garden. The top-floor bedroom is a private retreat, complete with eaves storage and en suite loo. Outside the property includes a large garage accessible from the back of the garden. With parking enough for 2-3 cars on the front drive in addition to the garage, you'll never have to worry about finding spaces for guests. This refurbished chalet bungalow could be your next home!

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### 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, £2339.35



### 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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