# 116 Monson Road.

Redhill

Guide Price  £475,000

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# 116 Monson Road

Nestled in a desirable location just a stone's throw away from Redhill town centre, this charming 2 bedroom terraced house exudes character and warmth. Boasting off-road parking via a driveway, this property welcomes you with its traditional facade and well-maintained front garden. Step inside to discover a cosy living space that invites relaxation after a long day. The ground floor features a utility room with a convenient downstairs WC, perfectly combining functionality with comfort. The downstairs reception opens up to the rear garden, providing a seamless transition for outdoor dining or morning coffees.
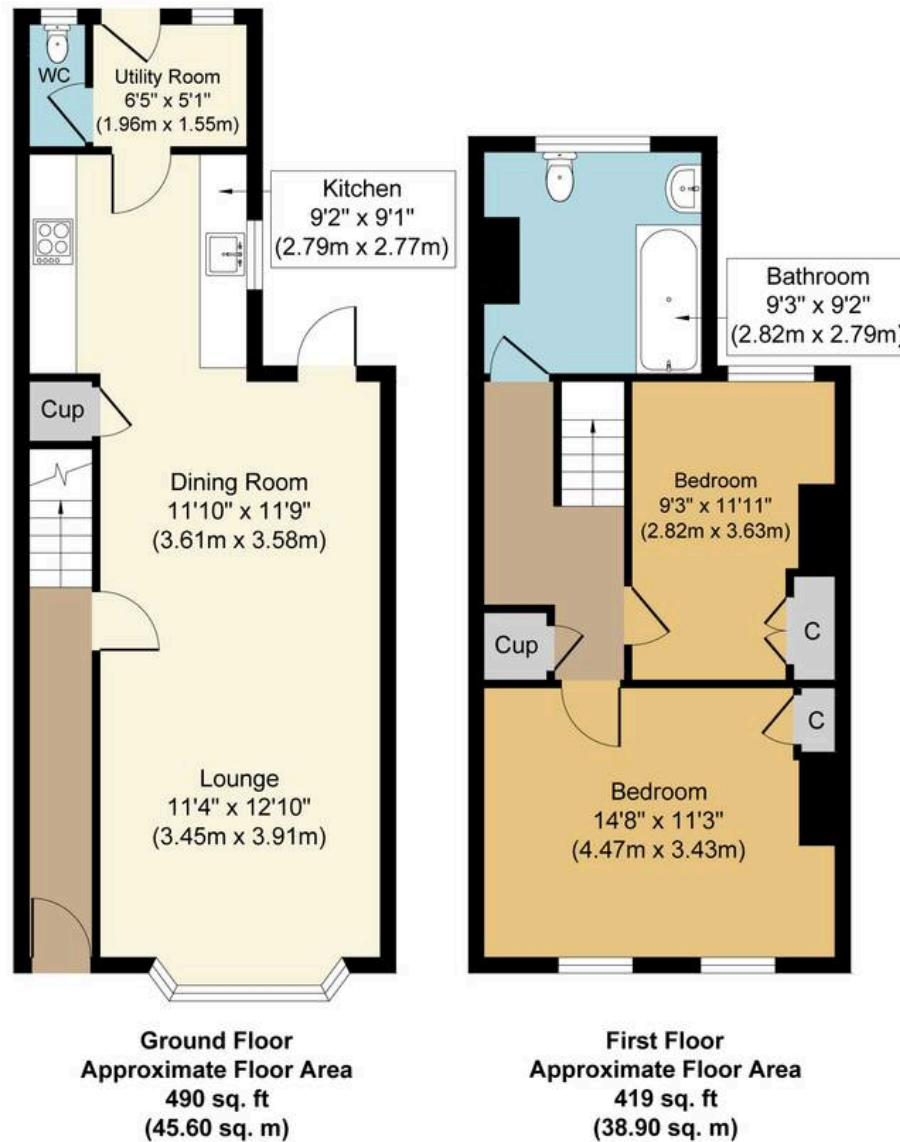
As you make your way to the first floor, you'll find two generously-sized double bedrooms that offer ample space for rest and relaxation. The property's premium road location ensures easy access to local amenities and transport links, making it an ideal choice for those seeking convenience and comfort in equal measure. Outside, the good-sized garden to the rear offers a tranquil oasis for enjoying the fresh air and hosting gatherings with family and friends. Don't miss the opportunity to make this character-filled property your own and experience the best of urban living in a quaint and inviting setting.
Council Tax band: D

Tenure: Freehold



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WC

**Utility Room**
6'5" x 5'1"
(1.96m x 1.55m)

**Kitchen**
9'2" x 9'1"
(2.79m x 2.77m)

**Bathroom**
9'3" x 9'2"
(2.82m x 2.79m)

Cup

**Dining Room**
11'10" x 11'9"
(3.61m x 3.58m)

**Bedroom**
9'3" x 11'11"
(2.82m x 3.63m)

C

Cup

C

**Lounge**
11'4" x 12'10"
(3.45m x 3.91m)

**Bedroom**
14'8" x 11'3"
(4.47m x 3.43m)

**Ground Floor**
**Approximate Floor Area**
**490 sq. ft**
**(45.60 sq. m)**

**First Floor**
**Approximate Floor Area**
**419 sq. ft**
**(38.90 sq. m)**

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**Monson Road, RH1**

## Approx. Gross Internal Floor Area 910 sq. ft. (84.50sq. m)

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