



Redehall Road, Smallfield

£425,000



**MANSELL  
McTAGGART**  
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A well presented 3 bedroom semi-detached home, originally built circa 1910, which has been extended, with plenty of potential for renovations and extensions (STPP), this property will certainly make a wonderful family home!

Entering the property, you have a large hallway which leads to the living room and dining room. The living room has plenty of space for multiple sofas and other free standing furniture, while benefitting from a large window to the front and a character fireplace. The dining room comfortably houses an 8+ person dining table, with dual aspect windows and another character fireplace. The dining room leads to the kitchen, which is in some need of renovation and has a window looking into the rear garden. The kitchen gives access to the rear garden and bathroom, which is also in need of some modernisation, and currently housing expected sanitaryware.

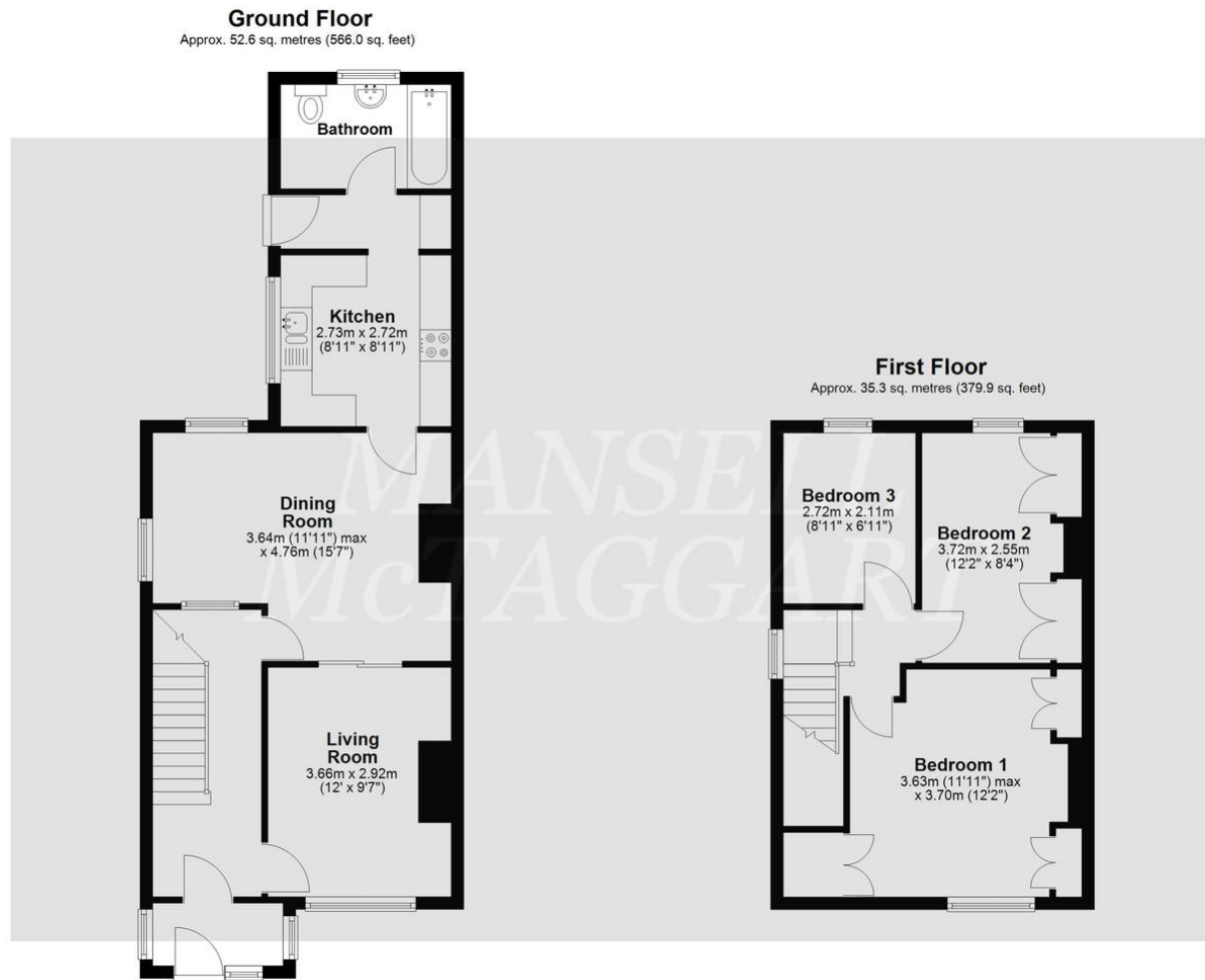
Heading upstairs, you have a landing, with access to all 3 bedrooms and the loft. Bedroom 1 and 2 are well proportioned double bedrooms, with inbuilt storage and space for other free standing furniture. Bedroom 3 is a smaller size double bedroom with a window overlooking the rear garden. The loft offers great potential for extension (STPP) or has ample storage space.



Continuing to the large rear garden, you will notice various sheds, lots of mature shrubs and a large apple tree, perfect for the keen gardener, entertaining and family living. The garden is mainly laid to lawn with a patio area abutting the property, where there is further potential for extension (STPP).

- NO ONWARD CHAIN
- Extended 3 bedroom semi-detached family home
- Generous landscaped rear garden
- Victorian character property, with a host of character features
- Popular residential area in Smallfield village
- Excellent potential for extension (STPP)
- Driveway parking for multiple vehicles
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'





Total area: approx. 87.9 sq. metres (945.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

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