



**12 Clarence Walk.**

Redhill

Guide Price £450,000

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marks

This charming Victorian semi-detached cottage is situated in the highly sought after Meadvale area and presents an exceptional opportunity for buyers seeking a blend of period character and modern convenience. The property offers three spacious double bedrooms on the first floor, all of which are well-proportioned and filled with natural light, providing ample space for family living or flexible use as guest rooms or a home office. The ground floor features two inviting reception rooms, ideal for entertaining or relaxing, with original features that add to the cottage's unique charm and warmth. A generously sized kitchen, perfect for keen cooks and family gatherings, leads conveniently to a ground floor shower room and WC, offering practicality for busy households. The layout of the first floor allows for the possibility of relocating the bathroom upstairs, further enhancing the home's functionality and appeal.

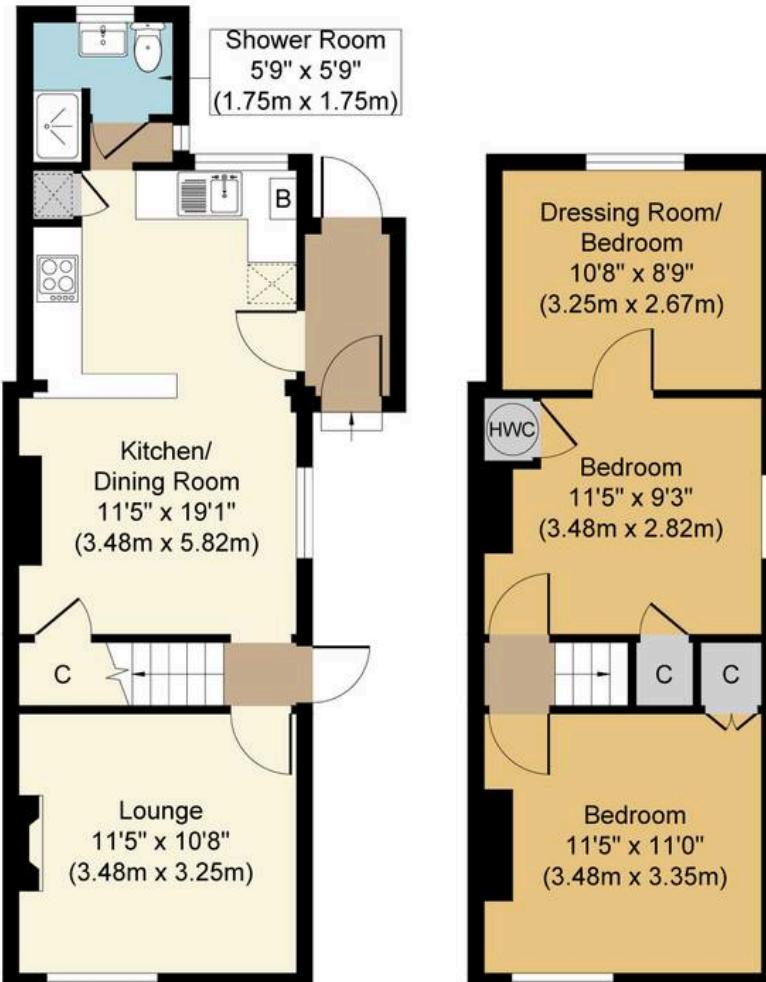
Throughout, the property is tastefully decorated and offers scope for personalisation and further enhancement. There is significant extension potential (subject to planning permission), making this an ideal choice for those looking to add value or accommodate a growing family. Additional benefits include off road parking, a valuable asset in this popular location, ensuring convenience for residents and visitors alike. The cottage's desirable position in Meadvale places it within easy reach of local amenities, reputable schools, and excellent transport links, making it perfectly suited to commuters and families. This is a rare opportunity to acquire a characterful home with generous living space and flexible options for future development, all within a friendly and well-regarded neighbourhood. Early viewing is highly recommended to fully appreciate the quality, potential, and superb location this delightful property has to offer.

Council Tax band: D

Tenure: Freehold







**Ground Floor**  
**Approximate Floor Area**  
**438 sq. ft**  
**(40.70 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**367 sq. ft**  
**(34.10 sq. m)**

**Clarence Walk, RH1**  
**Approx. Gross Internal Floor Area 805 sq. ft / 74.80 sq. 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.