



56 Fengates Road,
Redhill

In Excess of **£750,000**

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Situated on one of Redhill's most sought-after residential roads and nestled on the Redhill/Reigate border, this elegant four bedroom Victorian detached family home, built circa 1895, is believed to be one of the earliest houses on Fengates Road. Rich in period detailing, the property boasts beautifully proportioned rooms with high ceilings, original ceiling cornicing, and curved Ogee dado rails, creating a sense of grandeur throughout. The welcoming entrance hall leads to a cosy living room at the front of the house, where an open fireplace with beautiful green tiling and a large bay window infuse the space with warmth and natural light. The heart of the home is a lovely open plan kitchen dining room, thoughtfully designed for modern family living, with French doors that frame views of the mature, south-west facing rear garden, maximising afternoon sunlight and offering a perfect setting for al-fresco dining. A newly installed utility room (added in early 2024) offers convenient side access, ideal for muddy boots, school bags, or daily essentials, complemented by a downstairs WC for guests. The property also benefits from a basement, currently used for additional storage, and off street parking for one car, with a side passage providing further space for bikes. The generous loft presents excellent scope for further extension (subject to planning permission), allowing the home to adapt as your family grows. The 'Redgate' location, as affectionately known by residents, is renowned for its community spirit, with regular street parties, Easter egg hunts, curry nights, and informal gatherings making it a truly special place to live. Residents enjoy the convenience of Redhill's town centre, superstores, and excellent train links, while being moments from the historic charm of Reigate's high street, thriving café culture, boutique shopping, and independent restaurants. The popular Pilgrim Brewery pub, The Hatch, is within walking distance, offering a cosy interior for winter months and outside benches for summer evenings.

Council Tax band: E

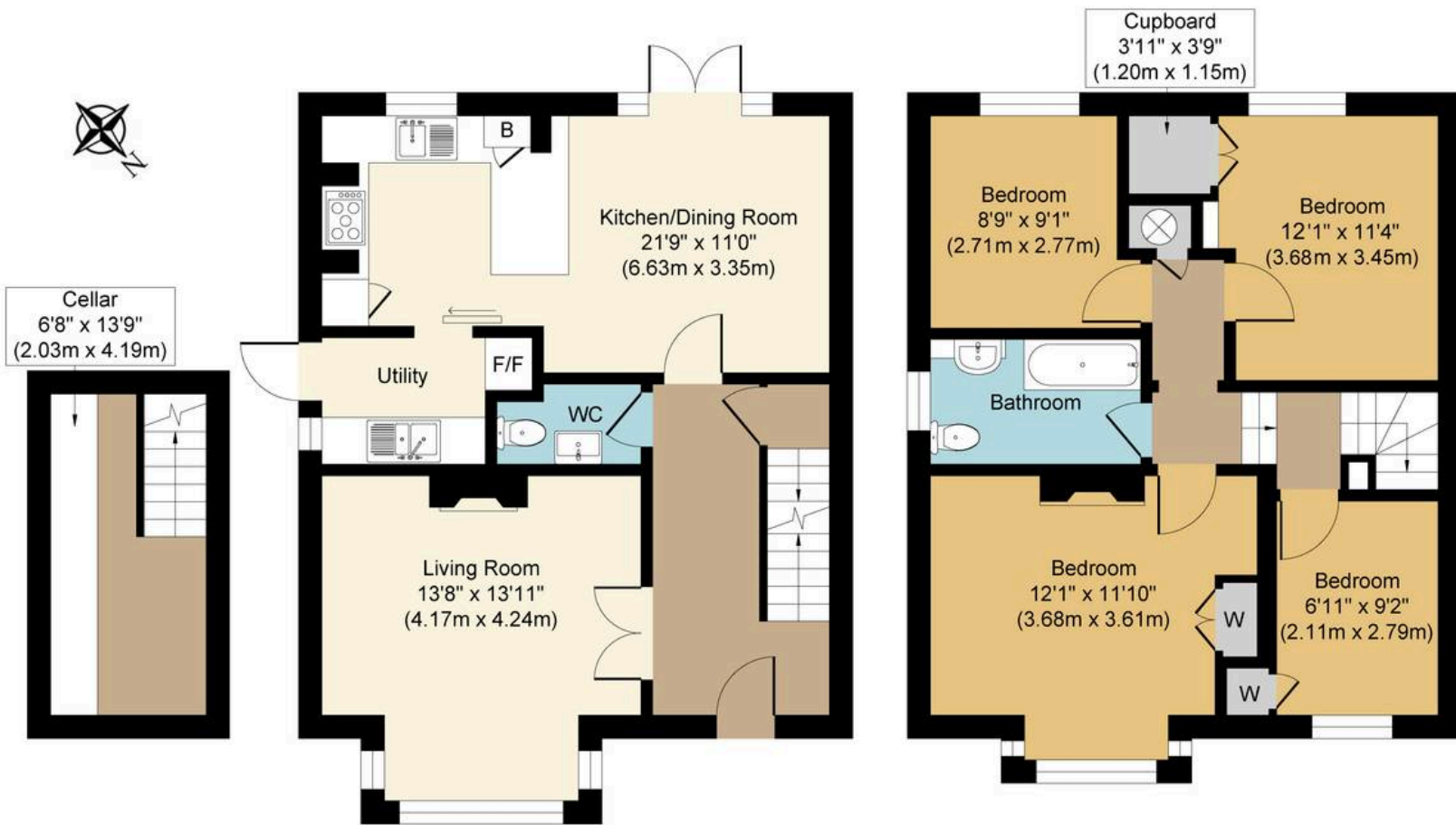
Tenure: Freehold

- **Elegant Four Bedroom Victorian Detached Family Home, Built Circa 1895.**

- **Beautifully Proportioned Rooms With High Ceilings**







Cellar
Approximate Floor Area
 89 sq. ft
 (8.26 sq. m)

Ground Floor
Approximate Floor Area
 586 sq. ft
 (54.46 sq. m)

First Floor
Approximate Floor Area
 568 sq. ft
 (52.78 sq. m)

Fengates Road, RH1
Approx. Gross Internal Floor Area 1243 sq. ft / 115.50 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.