

STONE



*Hillford Place RH1*

£700,000



*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

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*The Stone Family*



In a peaceful residential setting, this contemporary detached home on Hillford Place seamlessly blends modern design with everyday functionality. Its striking exterior, a mix of red brick and charcoal tile hanging, is complemented by a sleek, contemporary front door that welcomes you into an expansive and thoughtfully extended interior.

Space and style unfolds in the open reception area, designed to accommodate both living and dining needs. Bespoke cabinetry enhances the space, accentuated by attractive lighting to create a warm and inviting atmosphere. A dedicated study, ideal for home working, is conveniently accessed from here.

Double doors lead to a spacious family room, a perfect retreat for relaxation, with a further set of double doors opening directly onto the beautifully landscaped garden. The garden is an impressive and tranquil setting, offering ample space for family life and entertaining.

A patio area provides the perfect spot for barbecuing or soaking up the sun, while a shaded decking area at the rear ensures a cool retreat during warmer months. With lush greenery surrounding, it's a haven for both relaxation and recreation.







The adjacent kitchen and breakfast room continues the home's contemporary aesthetic, featuring a modern kitchen design with integrated appliances, striking blue-green metro tiles, and a tiled floor. A well-placed sink overlooks the garden, with direct access for outdoor dining and entertaining. Additional practical spaces on the ground floor include a separate utility room and a downstairs WC.

Upstairs, the first floor hosts three generous double bedrooms alongside a fourth single bedroom. The principal suite benefits from a private en suite shower room, while the family bathroom presents a sleek and neutral finish, with stone-effect tiles and white sanitary ware.

A loft room, offering potential for a fourth double bedroom, provides additional flexibility, with ample eaves storage completing the practical aspects of this well-designed home.













Hillford Place enjoys an enviable location, equidistant to both Earlswood and Salfords stations, offering convenient rail connections to London, Gatwick, and beyond. A selection of well-regarded schools nearby makes this an excellent choice for families, while local amenities provide everything needed for daily life.

For those who enjoy the outdoors, nearby green spaces and walking trails offer scenic routes through the Surrey countryside, perfect for weekend strolls or more adventurous hikes. With easy access to Reigate, Redhill, and surrounding villages, residents can enjoy a balance of peaceful suburban living with vibrant town amenities just a short distance away.



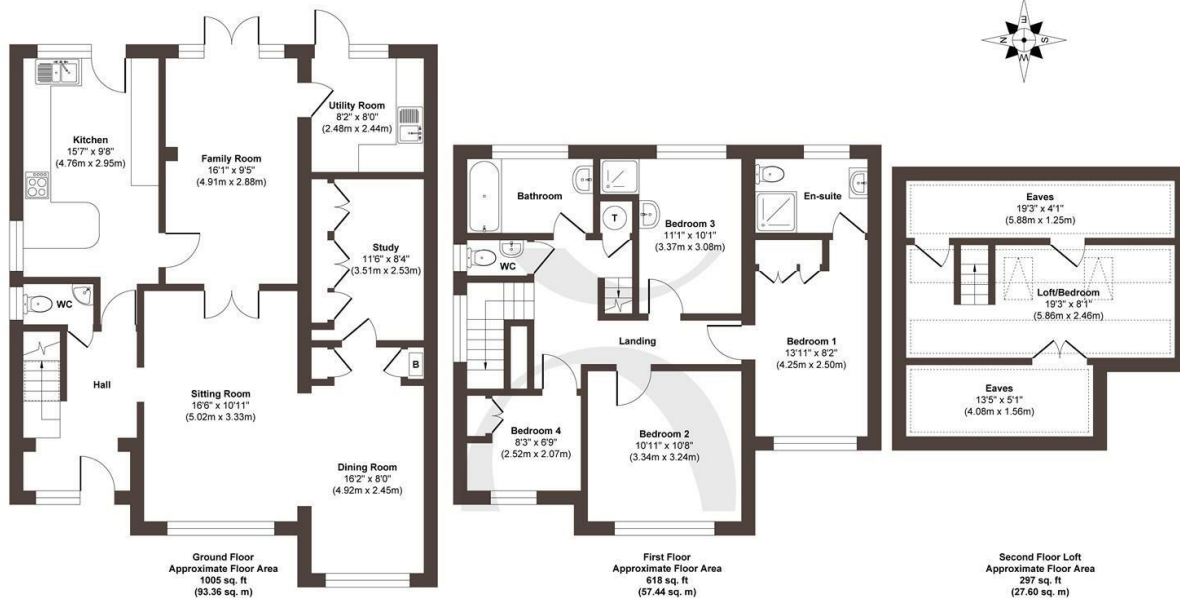












**Approx. Gross Internal Floor Area 1920 sq. ft / 178.40 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**STONE**

## The Details

- Detached contemporary family home on a quiet residential road
- Expansive reception with bespoke cabinetry and integrated lighting
- Central family room with double doors opening onto the patio area
- Modern kitchen and breakfast room with garden access
- Dedicated study, utility room and downstairs WC
- Beautiful private garden
- Three bedrooms with additional loft room
- Off road parking on the private driveway

Size  
Approx 1920.00 sq/ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
F





# STONE

## Let's *Talk*

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