



43 Goodworth Road, Redhill, RH1 1TE
Offers In Excess Of £450,000

A four bedroom property offered to the market with accommodation set over three floors including two en-suite shower rooms, family bathroom, 17'10 x 14'8 sitting/dining room, fitted kitchen/breakfast room, downstairs cloakroom, rear garden, parking and garage en bloc. Vendor suited. Redhill town centre offers mainline railway station with good commuter services to London, Gatwick and the South coast, a good choice of shops, bars and restaurants with weekly local market and the M25 can be accessed at Reigate Junction 8.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, stairs to first floor landing, power points, telephone point, coved ceiling, wood style flooring, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin, front aspect obscured Upvc double glazed window, radiator, wood style flooring.

KITCHEN/BREAKFAST ROOM 11'10 x 7'11 (3.61m x 2.41m)

Front aspect Upvc double glazed window, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space and plumbing for dishwasher, integrated electric oven and electric hob, space for fridge/freezer, space and plumbing for washing machine, continuation of wood style flooring, down-lighters, power points, tiled walls, concealed lighting, cupboard housing boiler, control panel for central heating and hot water.

SITTING ROOM/DINING ROOM 17'10 x 14'8 (5.44m x 4.47m)

Rear aspect Upvc double glazed windows overlooking rear garden, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, continuation of wood style flooring, coved ceiling, power points, thermostat for central heating, radiator, understairs storage cupboard housing fuse board and shelving, media point.

STAIRS LEADING TO FIRST FLOOR LANDING

Cupboard housing water tank and shelving, coved ceiling, smoke alarm, stairs leading to second floor, door to:

BEDROOM 2 14'0 x 9'5 (4.27m x 2.87m)

Front aspect Upvc double glazed window, radiator, wood style flooring, power points, door to:

EN-SUITE SHOWER ROOM

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, separate shower cubicle, shaver point, tiled wall, tiled floor, heated towel rail, front aspect obscured Upvc double glazed window, extractor, down-lighters.

BEDROOM 3 10'11 x 8'4 (3.33m x 2.54m)

Rear aspect Upvc double glazed window, wood style flooring, radiator, power points.

BEDROOM 4 8'9 x 6'4 (2.67m x 1.93m)

Rear aspect Upvc double glazed window, wood style flooring, power points.

FAMILY BATHROOM

A white three piece suite comprising pedestal wash

hand basin with chrome style mixer tap, low level WC, panel enclosed bath with mixer tap and shower attachment, part tiled walls, tiled floor, heated towel rail, down-lighters, shaver point, extractor.

STAIRS LEADING TO SECOND FLOOR

Front aspect Velux style sky-light window, storage cupboard, door to:

MAIN BEDROOM 14'7 x 8'11 (4.45m x 2.72m)

Front aspect and rear aspect Velux style sky-light windows, eaves storage, wood style flooring, radiator, power points, down-lighters, door to:

EN-SUITE WET ROOM/SHOWER ROOM

A three piece suite comprising low level WC with concealed cistern, inset wash hand basin with chrome style mixer tap, separate shower, mosaic style tiling, down-lighters, extractor, rear aspect Velux style sky-light window, tiled floor, tiled walls.

OUTSIDE

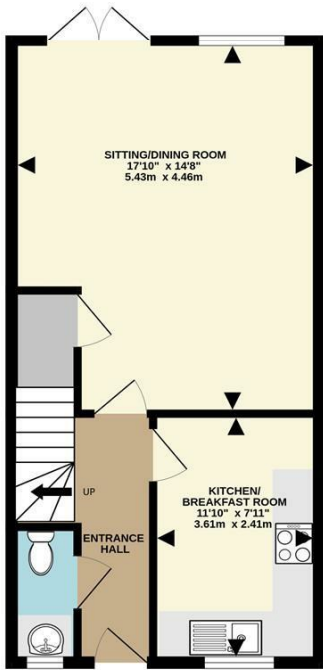
REAR GARDEN

Area of patio, timber built shed, raised beds, mature shrubs and flower borders, rear access via gate, outside light.

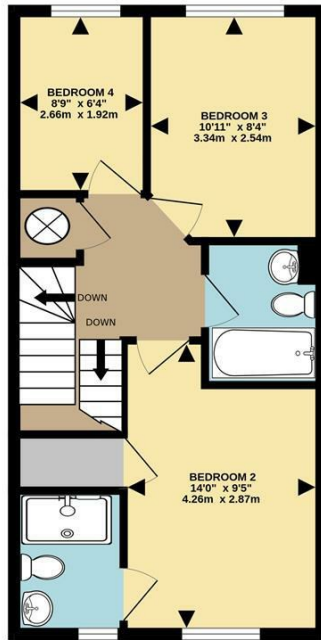
GARAGE EN BLOC

COUNCIL TAX BAND E

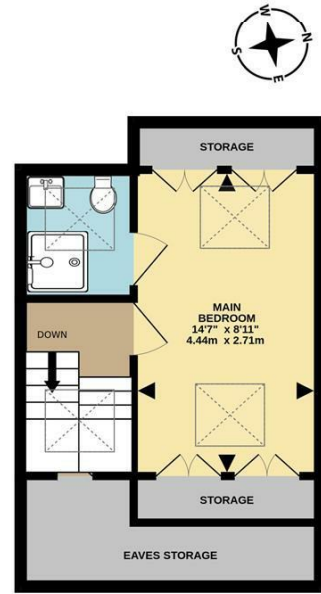
Floor Plan



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



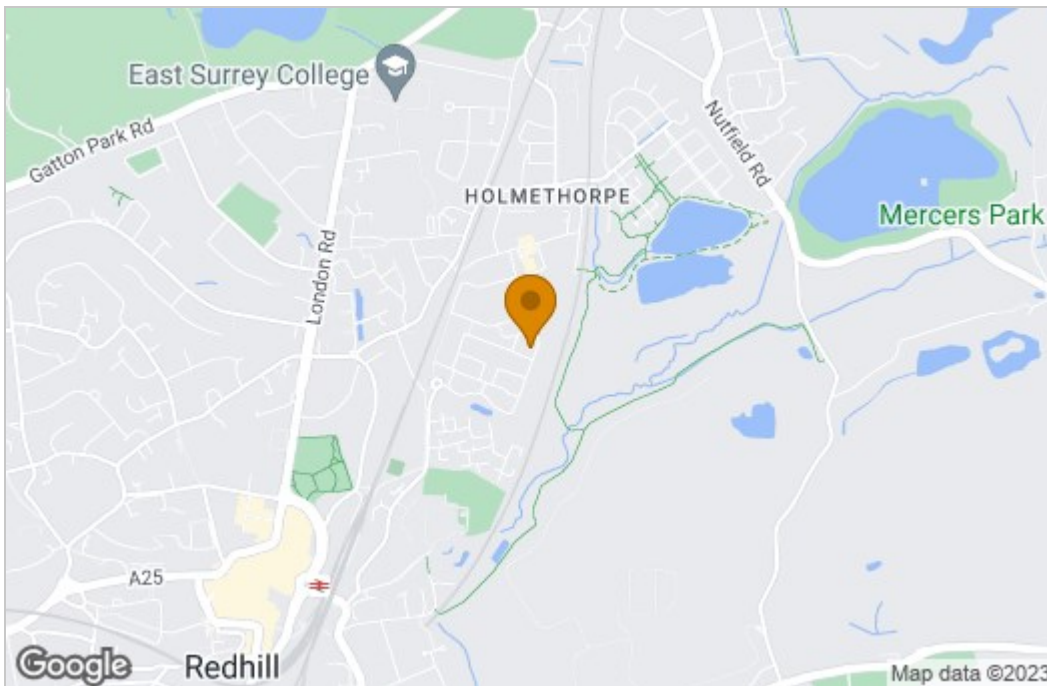
1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.