



53 Goodworth Road, Redhill, RH1 1TE
Offers Invited £550,000

A four double bedroom property with accommodation set over three floors to include 23' x 14' reception room, 15' x 10' kitchen/breakfast room, ground floor cloakroom, two en-suite shower rooms and family bathroom, gardens to front and rear and garage en-bloc. NO ONWARD CHAIN. 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 leading to first floor landing, power points, media point, door to:

KITCHEN/BREAKFAST ROOM 15'4 x 10'8 (4.67m x 3.25m)

A range of wall mounted and base level units in Shaker style, roll top work surface, integrated oven with 4 ring gas hob and extractor fan above, integrated fridge/freezer, radiator, front aspect Upvc double glazed windows, control panel for central heating and hot water, cupboard housing boiler, tiled walls, down-lighters, power points, concealed lighting, space and plumbing for washing machine, space and plumbing for dishwasher, space for freezer.

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin with tiled splash-back, radiator, extractor.

SITTING/DINING ROOM 23'4 x 14'9 (7.11m x 4.50m)

Rear aspect Upvc double glazed windows and rear aspect double glazed patio door giving access to rear garden, full height conservatory style windows, radiator, power points, coved ceiling, TV aerial point, thermostat for central heating, media point, understairs cupboard housing fuse box and meters.

STAIRS TO FIRST FLOOR LANDING

Smoke alarm, coved ceiling, door to:

MAIN BEDROOM 14'9 x 11'4 (4.50m x 3.45m)

Rear aspect double glazed windows overlooking rear garden, fitted wardrobes, radiators, power points, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, tiled walls, shaver point, wall mounted medicine cabinet, heated towel rail, extractor, part tiled walls.

BEDROOM 2 14'9 x 9'5 (4.50m x 2.87m)

Front aspect Upvc double glazed window, radiators, power points, door to:

EN-SUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, shower cubicle with separate shower, shaver point, tiled walls, heated towel rail, extractor.

STAIRS LEADING TO SECOND FLOOR LANDING

Storage cupboard, power points, coved ceiling, access to loft via hatch, cupboard housing pressurised water system and shelving, thermostat for central heating, door to:

FAMILY BATHROOM

Suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, separate shower cubicle with shower, tiled walls, extractor, down-lighters, wall mounted mirror, shaver point, heated towel rail.

BEDROOM 3 14'9 x 11'4 (4.50m x 3.45m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points.

BEDROOM 4 14'9 x 9'8 (4.50m x 2.95m)

Front aspect Upvc double glazed door giving access to Juliet balcony, radiators, power points.

REAR GARDEN

Laid to lawn with mature shrubs and flower borders, patio, rear access, timber built shed.

FRONT GARDEN

Pathway leading to front door.

GARAGE EN-BLOC

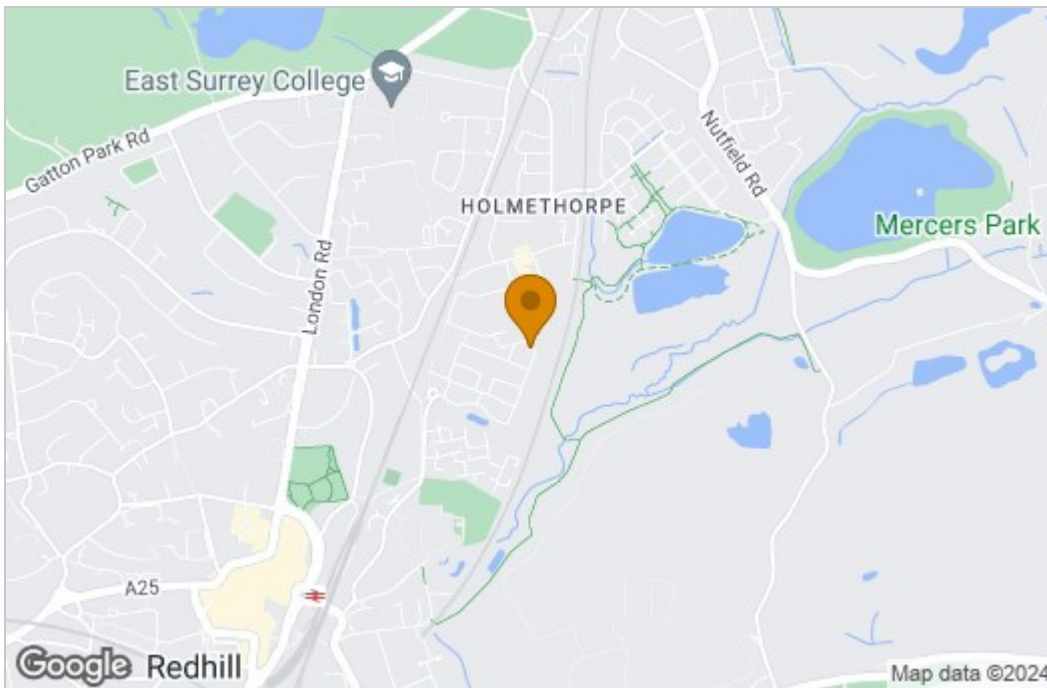
COUNCIL TAX BAND F

Floor Plan

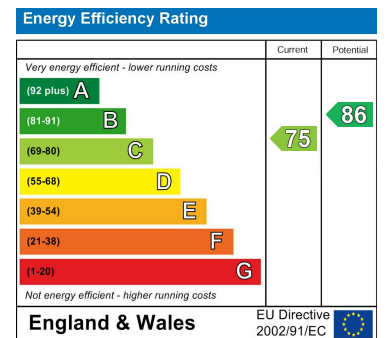


TOTAL FLOOR AREA: 1518 sq.ft. (141.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph



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