



**41 Wood Street, Redhill, RH1 3PE**  
**Asking Price £435,000**

A three bedroom property offered to the market with 19' x 9' kitchen/dining room, 13' x 12 sitting room, wood flooring, new Upvc double glazing, central heating, front and rear gardens, off street parking for two vehicles with electric charging point and useful 19' x 10' workshop in rear garden. The property is within walking distance to the local Co-op Supermarket, the Merstham Community hub and mainline Merstham Railway Station which provides commuter links to London, Gatwick and the South Coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Horley interchange Junction 7. Vendor suited.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Wood flooring, stairs leading to first floor landing, coved ceiling, spot-lights, radiator, power points, access to fuse board, archway leading through to:

## **KITCHEN/DINING ROOM 19'9 x 9'9 (6.02m x 2.97m)**

A range of wall mounted and base level units in Shaker style, continuation of wood flooring, rear aspect Upvc double glazed window overlooking rear garden, rear aspect door giving access to patio and rear garden, double radiator, power points, control panel for central heating and hot water, built in double oven with 5 ring gas hob and extractor hood over, concealed lighting, space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge/freezer, archway to:

## **SITTING ROOM 13'3 x 12'5 (4.04m x 3.78m)**

Continuation of wood flooring, front aspect Upvc double glazed window, radiator, power points, media point, coved ceiling.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, wood flooring, rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling, door to:

## **MAIN BEDROOM 13'10 x 11'10 (4.22m x 3.61m)**

Front aspect Upvc double glazed window, radiator, wood flooring, power points, coved ceiling.

## **BEDROOM 2 13'10 x 9'10 (4.22m x 3.00m)**

Front aspect Upvc double glazed window, radiator, power points, continuation of wood flooring, coved ceiling.

## **BEDROOM 3 9'9 x 8'7 (2.97m x 2.62m)**

Rear aspect Upvc double glazed window, radiator, power points, continuation of wood flooring, coved ceiling.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with separate electric shower over bath, rear aspect obscured Upvc double glazed window, extractor, tiled walls, wall mounted mirror.

## **REAR GARDEN**

Area of patio, area of lawn, fencing, mature shrubs and flower borders.

## **WORKSHOP 19'7 x 10' (5.97m x 3.05m)**

Double glazed windows, two sky-light windows, power and light, fitted with shelving throughout.

## **GARDEN STORE 9'9 x 3'3 (2.97m x 0.99m)**

## **FRONT GARDEN**

Mainly laid to lawn, mature shrubs and flower borders, pathway leading to front door, OFF STREET PARKING for two vehicles, electric charging point.

## **COUNCIL TAX BAND D**



Floor Plan

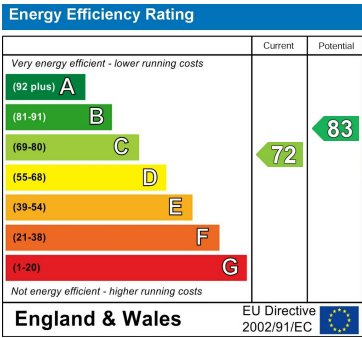


TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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