





**14 OAKLANDS DRIVE, REDHILL, SURREY, RH1 6RN**

**£335,000**

**FREEHOLD**

**\*\*\* WELL PRESENTED SEMI DETACHED BUNGALOW WITH  
OUTSTANDING VIEWS WITHIN A DESIRABLE OVER 55's DEVELOPMENT  
\*\*\***

Tucked away in a quiet corner of Earlswood, this two bedroom bungalow has the benefit of some wonderful views across the well kept communal grounds, and also comes with no chain.

Through the front door you have a spacious entrance hall with extensive fitted storage and loft access. There is a good size lounge with an opening to a dining room, which has doors out to the private patio, and an arch to a modern fitted kitchen. You have a double bedroom with a fitted wardrobe and great views to the rear, as well as a second bedroom to the front of the bungalow and a modern shower room. At the rear of the bungalow there is a private patio, which lets onto the well kept gardens.

To the front of the property there is an allocated parking space, there are extensive communal gardens which are well maintained within the service charge cost.

Earlswood has a number of local shops, the closest of which being Holborns, is only half a mile away and offers a great range of goods and services. In addition there are both bus and rail services within easy reach, as well as the bustling town centre of Redhill that can be found around a mile away.

- BUNGALOW
- TWO BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- RESIDENTS OVER 55
- PATIO AREA
- GREAT OUTLOOK
- POPULAR DEVELOPMENT
- EPC RATNG: F







**ROOM DIMENSIONS:**

**ENTRANCE HALL**

13'4 x 5'1 (4.06m x 1.55m)

**LOUNGE**

13'3 x 13'3 (4.04m x 4.04m)

**DINING ROOM**

8'11 x 8'0 (2.72m x 2.44m)

**KITCHEN**

8'11 x 7'2 (2.72m x 2.18m)

**BEDROOM ONE**

11'11 x 8'10 (3.63m x 2.69m)

**BEDROOM TWO**

8'10 x 6'9 (2.69m x 2.06m)

**SHOWER ROOM**

8'10 x 6'5 (2.69m x 1.96m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

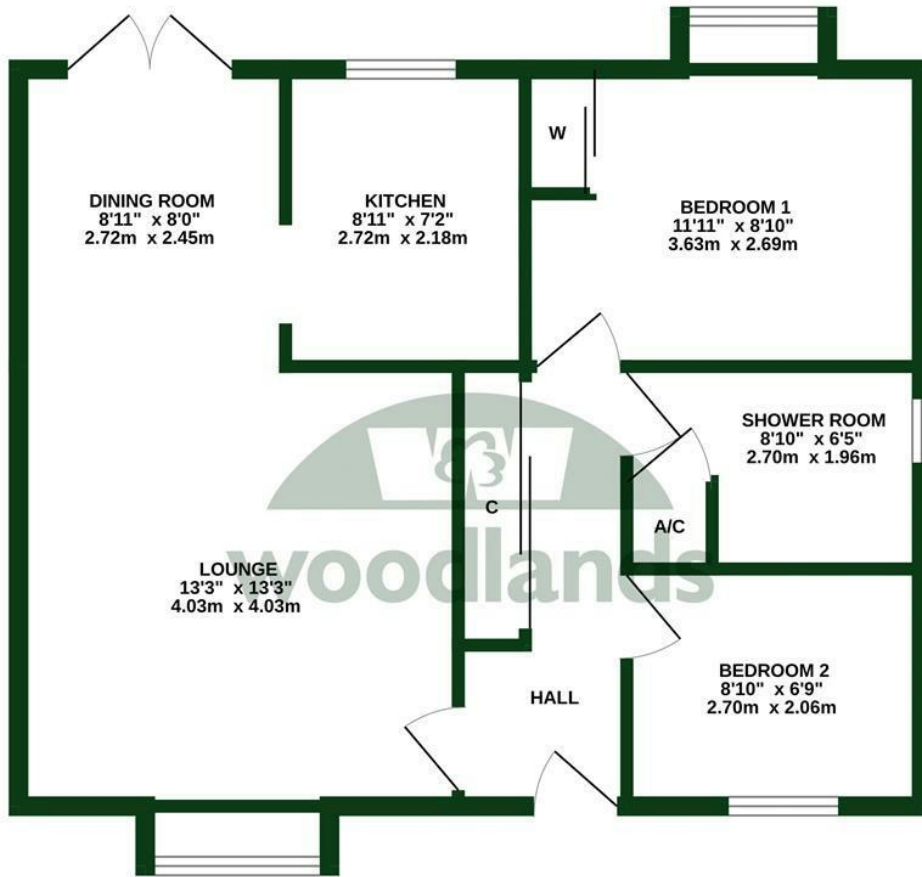
**PATIO AREA**

**CAR PORT**

**ESTATE CHARGE: £2,253.72 PER ANNUM (£187.81 PCM)**



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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