



52 SHIRLEY AVENUE, REDHILL, SURREY, RH1 5AJ

£425,000

FREEHOLD

***** EXTENDED, SEMI DETACHED HOME WITH A MODERN KITCHEN, WET ROOM AND OFF ROAD PARKING *****

This 1930s home is located to the south side of Redhill town, close to local shops, schools, East Surrey Hospital and transport links to Redhill, Reigate and Horley town centres.

The house has been extended to increase the living space, as well as adding a wet room and utility room, there are two reception rooms, one to the front with a bay window and another at the rear with direct access to the garden. The modern kitchen has a double glazed stable door to the garden and an opening to the utility room. There is also an entrance hall with storage built in under the stairs. On the first floor you have three bedrooms, a shower room and a separate WC, and in our opinion the upstairs accommodation would benefit from some modernisation.

Outside you have a driveway to the front, which gives you off road parking for one car, as well as there being a garden area. To the rear there is a 45ft garden that has a greenhouse, timber shed and a patio area.

In addition to the local amenities, you are only a short walk from the beautiful Earlswood Lakes, which offers some lovely walks and a coffee shop. Further shopping facilities and extensive transport links can be found in Redhill's bustling town centre, where you also have a new cinema complex, complete with leisure activities.

- SEMI DETACHED
- EXTENDED LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- NO CHAIN
- KITCHEN AND UTILITY
- WET ROOM
- EXTENDED
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

13'4 x 5'8 (4.06m x 1.73m)

WET ROOM

8'8 x 4'6 (2.64m x 1.37m)

DINING ROOM

11'8 x 10'3+bay (3.56m x 3.12m+bay)

LOUNGE

21'5 x 10'5 (6.53m x 3.18m)

KITCHEN

8'10 x 7'6 (2.69m x 2.29m)

UTILTY ROOM

10'0 x 4'6 (3.05m x 1.37m)

FIRST FLOOR LANDING

BEDROOM ONE

13'1(max) x 10'2 (3.99m(max) x 3.10m)

BEDROOM TWO

11'10 x 10'1 (3.61m x 3.07m)

BEDROOM THREE

7'4 x 6'8 (2.24m x 2.03m)

SHOWER ROOM

7'5 x 5'9 (2.26m x 1.75m)

SEPARATE WC

4'5 x 2'9 (1.35m x 0.84m)

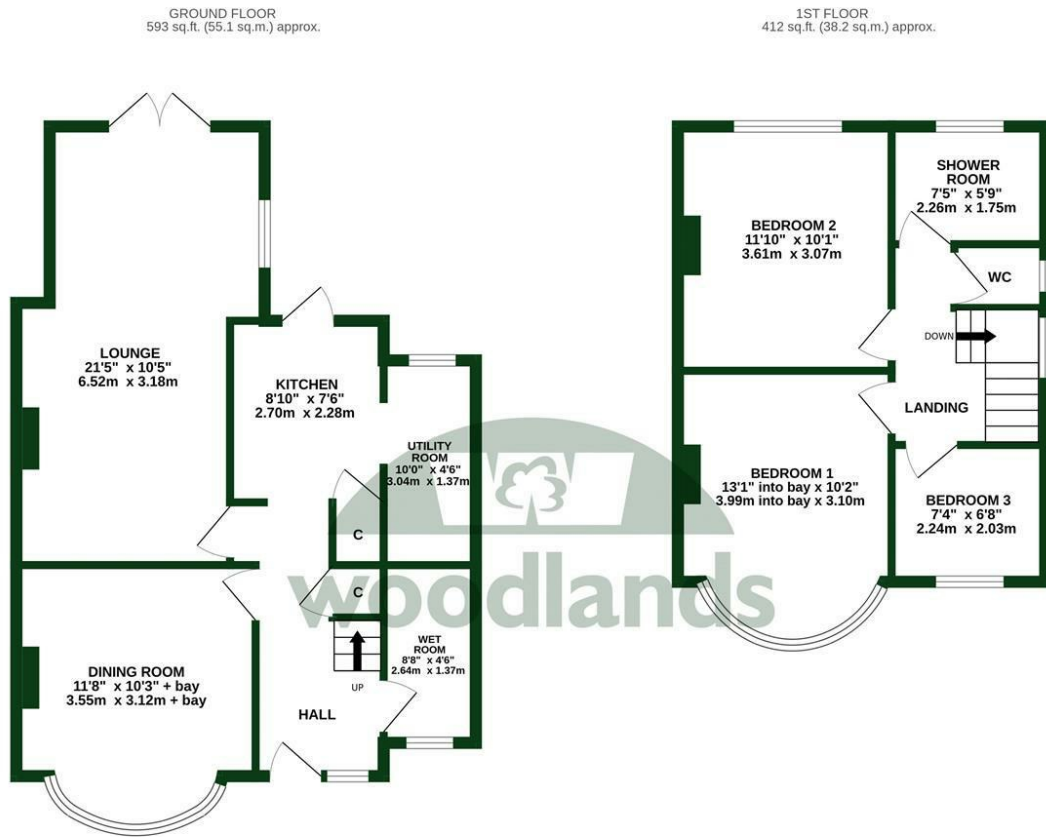
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

45FT REAR GARDEN





TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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) A			84
(81-91) B			
(69-80) C		63	
(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	

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