



5 DANESHILL, REDHILL, SURREY, RH1 2DW

£775,000
FREEHOLD

*** EXTENDED, DETACHED HOME IN A SUPERBLY CONVENIENT LOCATION FOR REDHILL TOWN AND SOUGHT AFTER SCHOOLS ***

This superb, detached house offers great space and has lots of additional potential, making for an ideal long term family home.

Through the front door is an entrance hall with a W/C, to your left you have a study with a double glazed window to the front, and to the right you have a door to a spacious, L-shaped lounge/dining room, that has a double glazed window to the front, and French doors that open onto the rear garden. In addition there is a large separate kitchen which has a door to an inner hallway, off of which you will find an incredible extra reception space that has a stunning vaulted and beamed ceiling, Velux windows and direct access to the garden. The inner hallway also provides access to the attached garage. Upstairs there is a landing with loft access, three good size bedrooms, all benefitting from fitted wardrobes, a family bathroom and a shower and wash hand basin within the main bedroom.

To the front of the house there is a driveway that will comfortably accommodate 2 cars, as well as having a lawn and hedged area. There is a powered roller door to the generous attached garage, and a side accessway. At the rear there is a flat, 90ft southerly aspect garden with extensive patio and lawn areas.

One of the strongest features of this home is it's accessibility, not only is the bustling town centre only a short walk, but there are a selection of highly regarded schools within a mile, including Wray Common and St Bedes. Redhill town centre itself has a broad selection of shops, both on the high street and within the shopping centre, in addition there is a leisure centre, 24 hour gym, Sainsburys superstore and a newly opened multi screen cinema complex, complete with a rock climbing wall, axe throwing, shuffle board and virtual darts. On top of all this, Redhill boasts some of the best rail links in the South East.

- DETACHED HOUSE
- TWO/THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 90FT GARDEN
- COUNCIL TAX BAND: F
- CONVENIENT LOCATION
- THREE/FOUR BEDROOMS
- PARKING & GARAGE
- VERSATILE SPACE
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
15'0 x 5'7 (4.57m x 1.70m)

CLOAKROOM
5'2 x 4'0 (1.57m x 1.22m)

LOUNGE/DINING ROOM
31'11 x 18'11 (9.73m x 5.77m)

FAMILY ROOM
17'8 x 11'4 (5.38m x 3.45m)

KITCHEN/BREAKFAST ROOM
23'0 x 8'1 (7.01m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE
12'10 x 9'9 (3.91m x 2.97m)

BEDROOM TWO
11'10 x 11'9 + wardrobe (3.61m x 3.58m + wardrobe)

BEDROOM THREE
10'2 x 8'0 (3.10m x 2.44m)

BATHROOM
8'3 x 7'2 (2.51m x 2.18m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

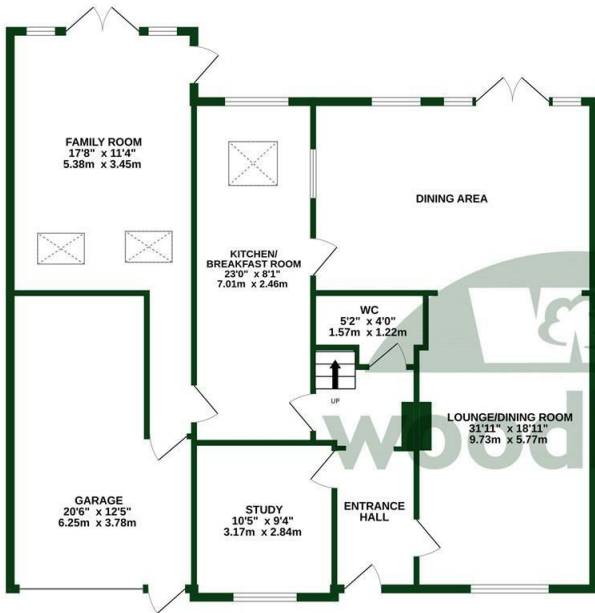
90FT GARDEN

GARAGE

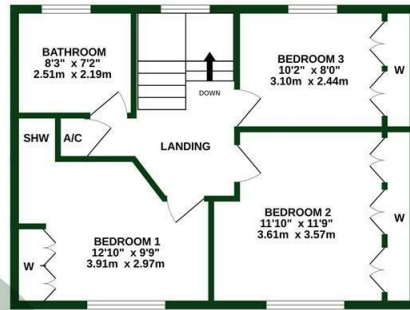
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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 | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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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