



37 REDSTONE PARK, REDHILL, SURREY, RH1 4AS

**£600,000
FREEHOLD**

***** SPACIOUS SEMI DETACHED HOME IN A SOUGHT AFTER LOCATION,
WITH EASY ACCESS TO REDHILL TOWN AND STATION *****

Built circa 1936 this extended, semi detached house is situated in a lovely, quiet little spot that is not only ideal from Redhill town, but also is accessible to great local school and a wealth of green spaces.

The house itself has an entrance hall and cloakroom, there is a lounge with a bay window to the front, a separate dining room, and an extended kitchen/breakfast room which is dual aspect, and has double doors opening onto the garden. On the first floor is a landing with a stained glass window to the side, you have three bedrooms and a family bathroom. On the top floor there is a loft conversion giving you a dual aspect fourth bedroom.

Outside there is an attractive front garden with planted borders and a walled boundary, you have a shared driveway which leads on to a private drive that gives access to a single, detached garage. The rear garden measures around 70ft and is mostly laid to lawn with a patio area and mature borders.

Nearby Redhill is a bustling commuter town that offers a great range of shops and amenities including a Sainsburys superstore, newly opened, multi screen cinema complex and a 24 hour gym. In addition, you have the benefit of fast and frequent rail links into London in around 30 minutes, as well as connections to Gatwick, Guildford, Tonbridge and Reading.

- **SUPERB LOCATION**
- **LOUNGE**
- **DINING ROOM**
- **PARKING & GARAGE**
- **COUNCIL TAX BAND: E**
- **FOUR BEDROOMS**
- **EXTENDED KITCHEN**
- **70FT GARDEN**
- **EXCELLENT OPPORTUNITY**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH
6'10 x 2'0 (2.08m x 0.61m)

ENTRANCE HALL
14'7x 6'5 (4.45mx 1.96m)

DOWNSTAIRS WC
3'9 x 2'7 (1.14m x 0.79m)

LOUNGE
13'0 x 12'5 (3.96m x 3.78m)

DINING ROOM
13'1 x 11'1 (3.99m x 3.38m)

KITCHEN/BREAKFAST ROOM
21'4 x 11'2 (6.50m x 3.40m)

FIRST FLOOR LANDING

BEDROOM ONE
13'0 x 11'6 (3.96m x 3.51m)

BEDROOM TWO
11'3 x 10'5 (3.43m x 3.18m)

BEDROOM THREE
9'5 x 7'5 (2.87m x 2.26m)

BATHROOM
8'2 x 5'11 (2.49m x 1.80m)

SEPARATE WC
5'0 x 2'8 (1.52m x 0.81m)

SECOND FLOOR LANDING

BEDROOM FOUR
14'1 x 11'11 (4.29m x 3.63m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

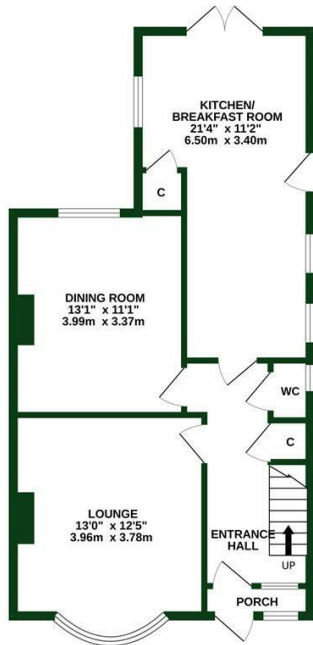
GARAGE

OFF ROAD PARKING

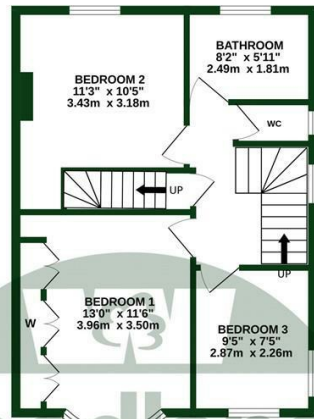
COUNCIL TAX BAND: E



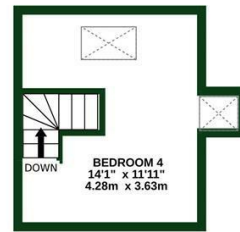
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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		77
(69-80) C		
(55-68) D	57	
(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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