





**27 GARLANDS ROAD, REDHILL, SURREY, RH1 6NX**

**£450,000**

**FREEHOLD**

**\*\*\* VICTORIAN TOWN HOUSE IN A CONVENIENT, CENTRAL LOCATION WITH A 70FT GARDEN & NO CHAIN \*\*\***

Situated a short walk from Redhill town centre and train station, this Victorian terraced house offers versatile space arranged over three floors. In addition, there are two entrances at the front of the house, one on the ground floor, and one lower ground.

On the middle floor there is a spacious hall and lobby, with a study or third bedroom to the front, and a bright living space at the rear, on the top floor there are two generous double bedrooms, and down on the lower ground floor there is another spacious hallway, a second reception room, a fitted kitchen with direct access to the rear garden, and a bathroom with a double glazed window to the rear. There is engineered hardwood flooring in Canadian maple throughout the property.

Outside you have a front garden with hedged boundaries, which could be converted into off road parking, subject to the usual permissions, and there are steps leading down to the additional front access. To the rear there is a 70ft, East facing garden with has fenced boundaries, patio and lawn areas, as well as an old air raid shelter at the foot of the garden.

Redhill town centre is a mere 0.3 of a mile from the property, and offers a wide range of shops and amenities, including a new multi screen cinema complex, a shopping centre, 24 hour gym, Sainsburys superstore and excellent rail services to central London, Gatwick, Guildford and Tonbridge.

- VICTORIAN TOWNHOUSE
- LOUNGE AND DINING ROOM
- THREE DOUBLE BEDROOMS
- 70FT GARDEN
- COUNCIL TAX BAND: C
- NO CHAIN
- KITCHEN
- GROUND FLOOR BATHROOM
- COVENIENT LOCATION
- EPC RATING: D







**ROOM DIMENSIONS:**

**LOWER GROUND FLOOR**

**HALL**

22'6 x 5'10 (6.86m x 1.78m)

**DINING ROOM**

10'10 x 10'6 (3.30m x 3.20m)

**KITCHEN**

11'0 x 7'5 (3.35m x 2.26m)

**BATHROOM**

5'10 x 5'5 (1.78m x 1.65m)

**GROUND FLOOR**

**ENTRANCE HALL**

16'11 x 3'5 (5.16m x 1.04m)

**LOUNGE**

13'9 x 10'11 (4.19m x 3.33m)

**STUDY/BEDROOM THREE**

11'0 x 10'6 (3.35m x 3.20m)

**FIRST FLOOR**

**BEDROOM ONE**

14'4 x 11'0 (4.37m x 3.35m)

**BEDROOM TWO**

14'1 x 11'0 (4.29m x 3.35m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED SASH WINDOWS**

**70FT GARDEN**

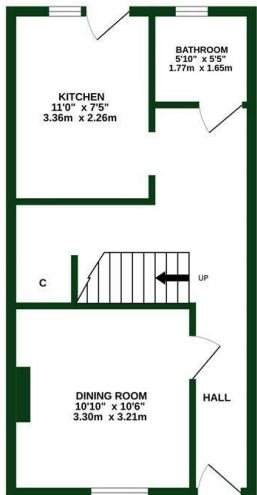




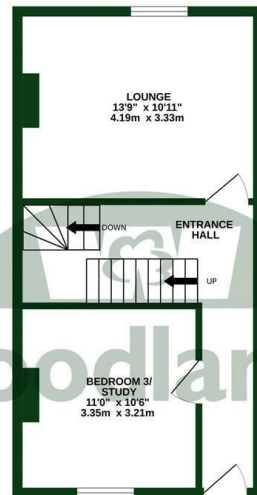
# woodlands



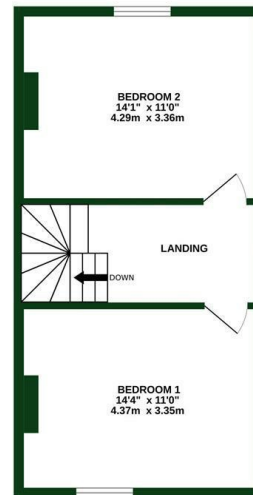
LOWER GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



FIRST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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