



28 GREEN LANE, REDHILL, SURREY, RH1 2DF

**£500,000
FREEHOLD**

***** REFURBISHED THREE BEDROOM HOME PERFECTLY LOCATED FOR SUPERB SCHOOLS AND REDHILL TOWN CENTRE *****

This terraced three bedroom house has the benefit of being sold chain free, and has recently been refurbished.

Through the front door you have an entrance hall with storage under the stairs. There is a lounge that has a double glazed window to the front, and at the rear is a lovely, open plan kitchen/dining room with direct access to the rear garden. On the first floor you have a landing with built in storage, two bedrooms with built in wardrobes, a family bathroom and an en-suite shower. Up on the top floor there is a spacious double bedroom with Velux windows to the rear.

Outside you have a hardstanding at the front, which subject to permission and a dropped kerb, would provide off road parking for two cars. At the rear is a 50ft garden with patio and lawn areas, as well as a summer house at the foot of the garden.

Nearby there are a selection of highly regarded schools, including St Bedes, Royal Alexandra and Albert and Wray Common primary. In addition you have some beautiful countryside within a short walk, as well as being at the foot of Gatton Park and Reigate Hill. Redhill town centre can be found less than a mile away, and offers a great range of shops and amenities, including a new multi screen cinema complex that has a restaurant, indoor rock climbing wall, axe throwing, virtual darts, shuffle board and bowling. Redhill also boasts excellent train services into central London, as well as links to Gatwick, Guildford, Tonbridge and the south coast.

- NO CHAIN
- LOUNGE
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- COUNCIL TAX BAND: D
- GREAT LOCATION
- KITCHEN/DINING ROOM
- BATHROOM
- 50FT GARDEN
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL
12'8 x 6'0 (3.86m x 1.83m)

LOUNGE
12'9 x 12'6 (3.89m x 3.81m)

KITCHEN/DINING ROOM
19'0 x 9'3 (5.79m x 2.82m)

FIRST FLOOR LANDING

BEDROOM ONE
11'6 x 9'6 (3.51m x 2.90m)

ENSUITE SHOWER ROOM
7'10 x 2'6 (2.39m x 0.76m)

BEDROOM TWO
10'11 x 8'9 (3.33m x 2.67m)

FAMILY BATHROOM
7'8 x 5'5 (2.34m x 1.65m)

SECOND FLOOR

BEDROOM THREE
19'0 x 9'0 (restricted headroom) (5.79m x 2.74m (restricted headroom))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

50FT GARDEN



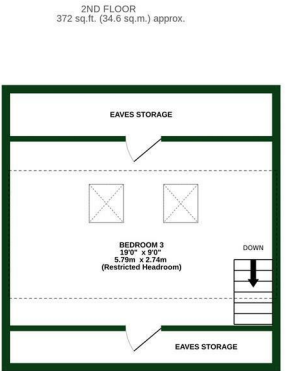
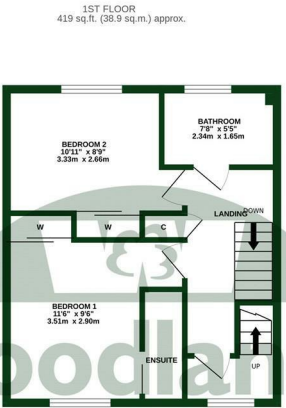
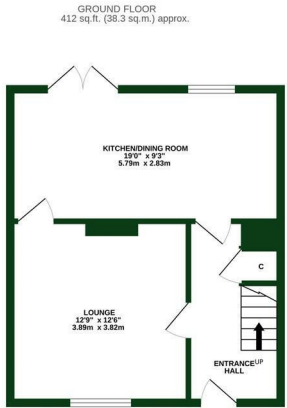


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TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.

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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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