



29 ABBOTS RISE, REDHILL, SURREY, RH1 1LL
OFFERS IN EXCESS OF £350,000
FREEHOLD

*** TWO DOUBLE BEDROOM HOME IN A PRIVATE DEVELOPMENT ***

This Freehold house is set within a sought after private cul-de-sac just minutes from Redhill town centre and train station - bringing convenience to your doorstep.

Ideal for first time buyers, downsizers and investors, this modern house has a refitted kitchen with on trend pastel units. To the rear is a 13ft lounge which opens through to a bright double glazed conservatory. From here the double doors take you out to the 30ft south facing garden which is a perfect sun trap with its patio area, step to lawn and useful garden shed.

Upstairs there are two double bedrooms, both with a fitted wardrobe space, and a family bathroom. From the front bedroom there are delightful views out to Reigate Hill.

The property is available with no onward chain, has gas heating to radiators with a newly fitted boiler and double-glazed windows.

Outside, to the front of the property there are two allocated parking spaces and also a central communal garden, which is laid to lawn with a manicured beech hedge boundary.

Viewings are available by appointment. Call Woodlands now to book.

- PRIVATE DEVELOPMENT
- 13FT LOUNGE
- SOUTH FACING GARDEN
- CLOSE TO REDHILL TRAIN STATION
- COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- 2 ALLOCATED PARKING SPACES
- CHAIN FREE PROPERTY
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE

13'0 x 11'9 (3.96m x 3.58m)

KITCHEN

11'7 x 5'10 (3.53m x 1.78m)

CONSERVATORY

10'7 x 8'10 (3.23m x 2.69m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'9 x 9'2 (3.58m x 2.79m)

BEDROOM TWO

11'9(max) x 9'0 (3.58m(max) x 2.74m)

BATHROOM

6'2 x 5'7 (1.88m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

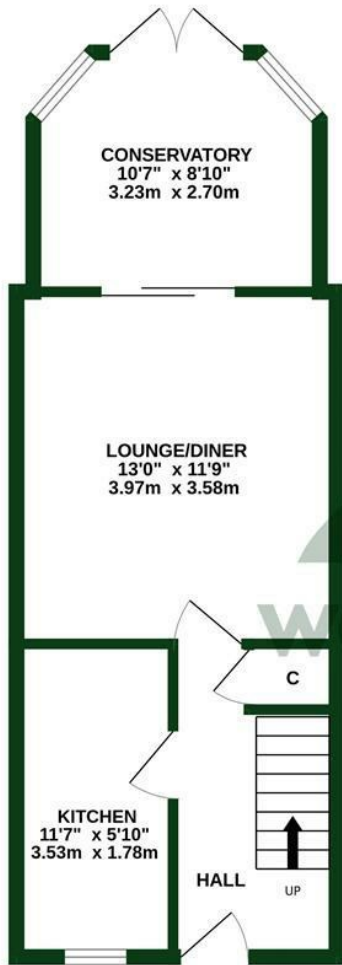
30FT REAR GARDEN

OFF ROAD PARKING

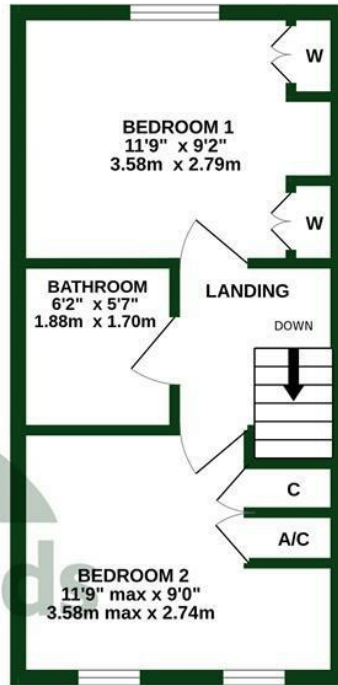
ESTATE CHARGE: £333.69 PER ANNUM



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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		91
(81-91) B		
(69-80) C	70	
(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	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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