



BEWARE
Height restriction 2m



15 GOODWORTH ROAD, REDHILL, SURREY, RH1 1TE

**£400,000
FREEHOLD**

***** TWO DOUBLE BEDROOM HOUSE SITUATED IN PARK 25 *****

Situated in Park 25, this modern terraced house is in a sought after location close to Redhill town centre and train station. There is also a nearby local shop, play areas and countryside walks.

Redhill is a great location for commuters with train links to London Victoria and London Bridge in under 35 minutes. Redhill town centre itself has plenty of leisure and shopping facilities with The Light cinema and entertainment complex, Donyngs Leisure Centre and The Belfry for shopping.

This practical modern house has a useful cloakroom and large storage cupboard off of the entrance hallway, the modern fitted kitchen has integrated appliances making it ready to move into. To the rear is the 15ft lounge/diner with plenty of space for sofas and dining table and patio doors leading to the garden. The garden is westerly facing with patio and lawn areas - a real sun trap. There is a garden shed and rear gate giving access to the parking area where the allocated parking space can be found.

Upstairs there are two double bedrooms, the first having a large built in wardrobe and ensuite shower room. The second bedroom also has a built in double wardrobe and views over the garden. Also on the first floor is the main shower room which has a large walk in shower and fitted white suite.

The property is gas heated to radiators and is double glazed throughout.

Call Woodlands to view.

- **TWO DOUBLE BEDROOM HOUSE**
- **FITTED KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **WESTERLY FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **15FT LOUNGE/DINER**
- **ENSUITE**
- **ALLOCATED PARKING**
- **VENDOR SUITED**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINER
15'11 x 13'3 (4.85m x 4.04m)

KITCHEN
11'8 x 6'0 (3.56m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM ONE
10'7+wardrobes x 9'6 (3.23m+wardrobes x 2.90m)

ENSUITE SHOWER ROOM

BEDROOM TWO
13'3 x 8'3 (4.04m x 2.51m)

SHOWER ROOM
6'4 x 6'2 (1.93m x 1.88m)

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

35FT REAR GARDEN

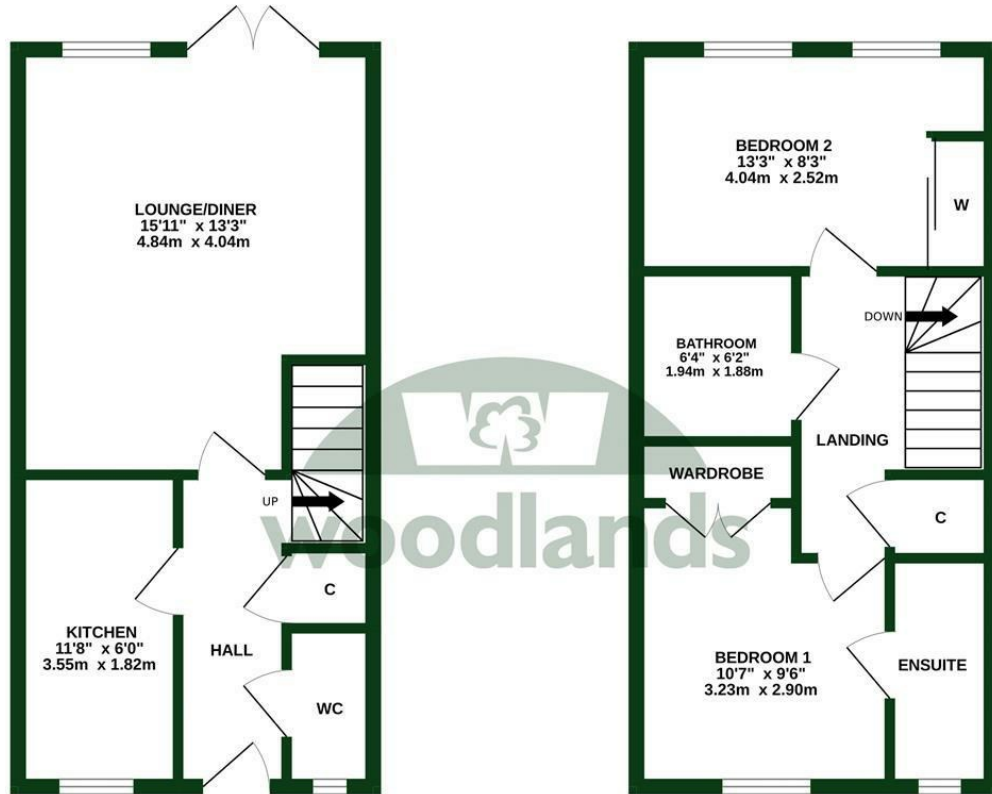
ALLOCATED PARKING

ESTATE CHARGE: £475 PER ANNUM



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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	76	
(69-80) C		
(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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