



**14 HAIGH CRESCENT, REDHILL, SURREY, RH1 6RA**

**£325,000  
FREEHOLD**

**\*\*\* DETACHED BUNGALOW WITH A GARAGE AND A SUPERB OUTLOOK,  
LOCATED WITHIN OAKLANDS PARK \*\*\***

Tucked away in a quiet corner of the attractive Oaklands Park development, this detached two bedroom bungalow is offered for sale with no chain.

Through the front door there is an entrance hall, you have a dual aspect kitchen/breakfast room, and there is a good size lounge/dining room that has French doors opening onto the patio garden. There is a main bathroom, and two bedrooms, both of which benefitting from built in wardrobes, with the larger bedroom also having an en-suite WC.

Outside you have a locked store by the front door, and there is visitor parking to the side of the property. To the front is the garage, which has power and an up and over door, with the added benefit of a parking space in front.

To the rear there is a good size patio which is private to this property, and opens onto part of the beautifully maintained grounds.

Oaklands Park is situated within the popular Earlswood area, and is close to a couple of local shops, bus routes into Redhill, and Earlswood's mainline train station.

- DETACHED BUNGALOW
- LOUNGE/DINER
- TWO BEDROOMS
- GARAGE & PARKING
- COUNCIL TAX BAND: D
- LOVELY OUTLOOK
- KITCHEN/BREAKFAST ROOM
- BATHROOM & ENSUITE WC
- RESIDENTS OVER 55
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

9'4 x 2'10(min) (2.84m x 0.86m(min))

**LOUNGE/DINER**

13'7 x 12'0 (4.14m x 3.66m)

**KITCHEN/BREAKFAST ROOM**

13'6 x 8'10 (4.11m x 2.69m)

**BEDROOM ONE**

10'5 x 8'9 (3.18m x 2.67m)

**BEDROOM TWO**

10'6 x 5'9 (3.20m x 1.75m)

**BATHROOM**

8'8 x 6'2 (2.64m x 1.88m)

**ENSUITE WC**

5'7 x 2'11 (1.70m x 0.89m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PRIVATE PATIO**

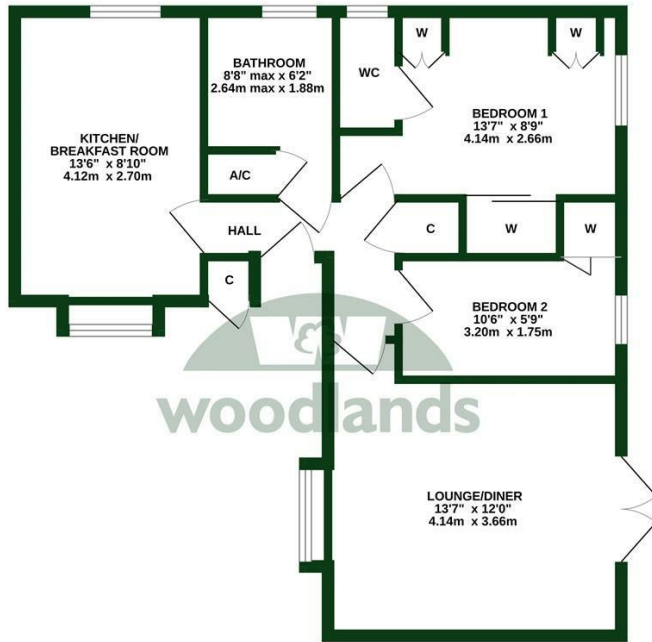
**GARAGE**

**OFF ROAD PARKING**

**ESTATE CHARGE: £2,253.80 PER ANNUM**



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreps 02/2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.