



107 ALPINE ROAD, REDHILL, SURREY, RH1 2LE

**£500,000
FREEHOLD**

***** WELL PRESENTED, SEMI DETACHED HOUSE WITH A GARAGE AND PARKING, IN A CUL DE SAC SETTING *****

This three bedroom home offers comfortable space and would make an excellent first home for a professional couple or young family.

Alpine Road is a modern cul de sac, that is conveniently situated for local shops, as well as being only a short walk from Redhill town centre and mainline train station.

To the front of the house there is a small garden area, off road parking for two cars and a single garage with an up and over door. Through the front door you have an entrance hall with a cloakroom, and modern fitted kitchen, complete with Granite work surfaces. At the rear of the house you have a spacious living area that has a double glazed window to the side and rear as well sliding doors that open onto a good size conservatory. Upstairs you have a landing with loft access and a built in storage cupboard. There is a principal bedroom to the front, with fitted wardrobes, a family bathroom with a double glazed window to the side, and two further bedrooms at the rear.

There is a side access gate which leads through to a secluded, corner garden plot, that has a predominantly westerly aspect, lawn and patio areas with a tree lined rear boundary.

Nearby there are a couple of handy local shops, and Redhill's bustling town centre can be found less than a mile away. Redhill offer a great range of shops, both on the high street and within the Belfry centre. In addition there is a 24 hour gym, Sainsburys superstore, and a new multi screen cinema and leisure complex. Redhill train station offers fast and frequent services into central London, as well as trains to Gatwick, Guildford, Reading and Tonbridge.

- CONVENIENT LOCATION
- HALLWAY AND CLOAKROOM
- CONSERVATORY
- GARAGE AND PARKING
- COUNCIL TAX BAND: E
- THREE BEDROOMS
- MODERN KITCHEN
- BATHROOM
- CUL-DE-SAC
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'0 x 3'4 (3.35m x 1.02m)

CLOAKROOM

5'10 x 2'11 (1.78m x 0.89m)

LOUNGE

15'8 x 15'3 (4.78m x 4.65m)

KITCHEN

11'0 x 8'1 (3.35m x 2.46m)

CONSERVATORY

14'8 x 9'0 (4.47m x 2.74m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'3 x 8'5 (4.04m x 2.57m)

BEDROOM TWO

11'10 x 8'3 (3.61m x 2.51m)

BEDROOM THREE

8'7 x 6'9 (2.62m x 2.06m)

FAMILY BATHROOM

8'2 x 6'2 (2.49m x 1.88m)

GAS CENTRAL HEATING

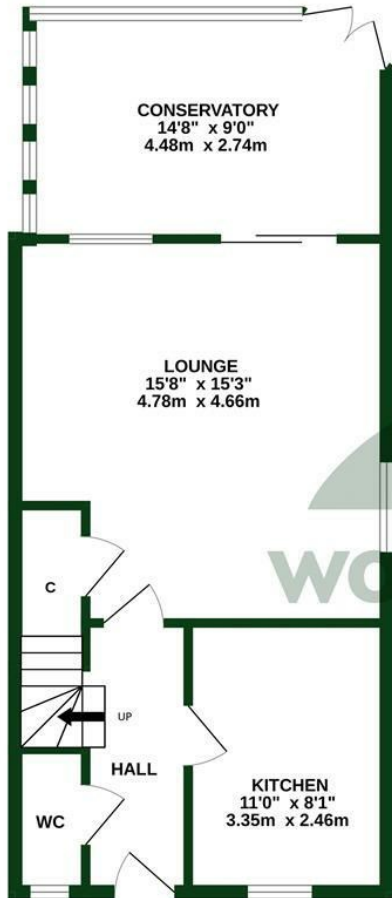
DOUBLE GLAZED WINDOWS

GARAGE

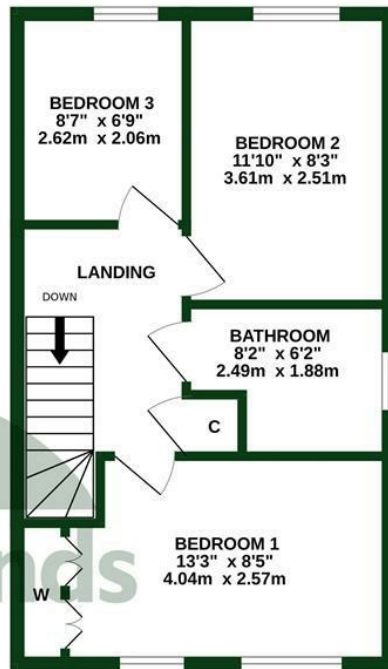
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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