



**13 FOXBORO ROAD, REDHILL, SURREY, RH1 1TD
OFFERS IN EXCESS OF £500,000
FREEHOLD**

***** SPACIOUS THREE BEDROOM TOWN HOUSE WITH A GARAGE, OFF ROAD PARKING AND NO CHAIN *****

Situated at the start of the popular Park 25 development, with its own driveway and garage, this well proportioned town house offers versatile space in a convenient location.

On the ground floor there is a good size entrance hall, with built in storage and a shower room. At the rear of the house there is a double bedroom or study, and a utility room with direct access to the rear garden. On the first floor you have a spacious kitchen/dining room, and a separate living space to the front. Up on the top floor there are two double bedrooms, both with fitted wardrobes, one with an ensuite shower room, and the other with an en-suite bathroom.

To the front there is a well maintained lawn area with a hedge to the front, an off road parking space and access to the integral garage via an up and over door. At the rear you have a 40ft lawn garden with a patio area, fenced boundaries and a handy rear access gate.

Nearby there is a well stocked convenience store situated at the entrance to Park 25. Redhill town centre and mainline train station, can be found only half a mile away. As a result you are within easy reach of extensive transport links, a bustling town centre with a modern multi screen cinema complex, 24 hour gym, Sainsburys superstore and shopping centre.

- NO CHAIN
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- GARAGE & PARKING
- COUNCIL TAX BAND: E
- TOWN HOUSE
- TWO ENSUITES
- UTILITY ROOM
- CONVENIENT LOCATION
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
16'1 x 6'7 (4.90m x 2.01m)

SHOWER ROOM
9'4 x 2'10 (2.84m x 0.86m)

UTILITY ROOM
8'0 x 5'7 (2.44m x 1.70m)

BEDROOM THREE
8'8 x 8'0 (2.64m x 2.44m)

FIRST FLOOR:

LOUNGE
14'8 x 12'9(min) (4.47m x 3.89m(min))

KITCHEN/DINING ROOM
14'7 x 8'0 (4.45m x 2.44m)

SECOND FLOOR:

BEDROOM ONE
12'7 x 8'0 (3.84m x 2.44m)

ENSUITE SHOWER ROOM
5'10 x 5'8 (1.78m x 1.73m)

BEDROOM TWO
13'7(max) x 12'9(max) (4.14m(max) x 3.89m(max))

ENSUITE BATHROOM
6'7 x 5'8 (2.01m x 1.73m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

GARAGE
16'6 x 7'11 (5.03m x 2.41m)

OFF ROAD PARKING

ESTATE CHARGE: £844 PER ANNUM





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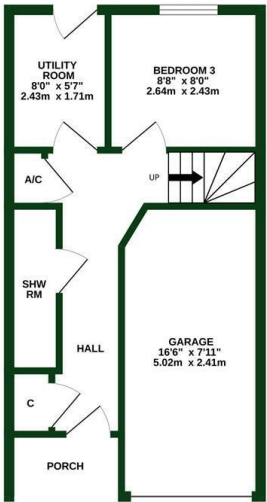
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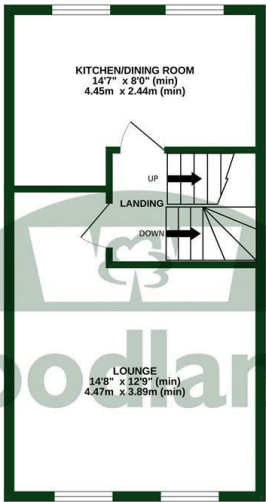
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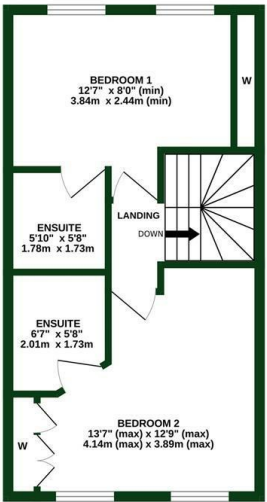
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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www.woodlands-estates.co.uk

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