



## 17 REDSTONE MANOR, REDHILL, SURREY, RH1 4BS

£650,000  
FREEHOLD

\*\*\* HANDSOME DETACHED HOME IN A SOUGHT AFTER CUL DE SAC,  
WITH OFF ROAD PARKING AND A GARAGE \*\*\*

This attractive 1930's built house benefits from a number of original features and has an interesting, wrap around garden plot.

To the front there is an entrance porch, and beyond is the original timber front door. You have a spacious entrance hall with storage under the stairs and a shower room. There are two generous sized reception rooms, both of which benefit from large bay windows, and one having direct access to the garden. You also have a separate kitchen with a side door and a utility area. On the first floor there is a landing with storage and loft access. You have three good size bedrooms and a family bathroom.

Outside you have off road parking for one which leads to the detached garage. There is a rear and side garden, which is mostly laid to lawn, with patio areas.

The property has been home to the current owners for 32 years, and its superb location has been one of the major perks for them. Despite the quiet cul de sac setting, Redhill train station and town centre are only a short walk away.

Within Redhill's bustling town centre there are a number of high street stores, a shopping centre, Sainsburys superstore, 24 hour gym, and a recently opened multi screen cinema and leisure complex. In addition, Redhill has a selection of highly regarded schools for all age groups.

- DETACHED HOME
- LOUNGE AND DINING ROOM
- THREE BEDROOMS
- SIDE AND REAR GARDEN
- COUNCIL TAX BAND: F
- SUPERB LOCATION
- KITCHEN AND UTILITY
- BATHROOM AND SHOWER ROOM
- GARAGE AND PARKING
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
7'3 x 3'7 (2.21m x 1.09m)

**ENTRANCE HALL**  
10'10 x 7'11 (3.30m x 2.41m)

**SHOWER ROOM**  
7'5 x 6'0 (2.26m x 1.83m)

**LOUNGE**  
12'11 x 11'11 (3.94m x 3.63m)

**DINING ROOM**  
12'11 x 11'11 (3.94m x 3.63m)

**KITCHEN**  
8'8 x 7'10 (2.64m x 2.39m)

**UTILITY ROOM**  
9'11 x 5'4 (3.02m x 1.63m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
12'11 x 10'2 (3.94m x 3.10m)

**BEDROOM TWO**  
12'11 x 12'0 (3.94m x 3.66m)

**BEDROOM THREE**  
9'8 x 7'11 (2.95m x 2.41m)

**BATHROOM**  
7'10 x 6'0 (2.39m x 1.83m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

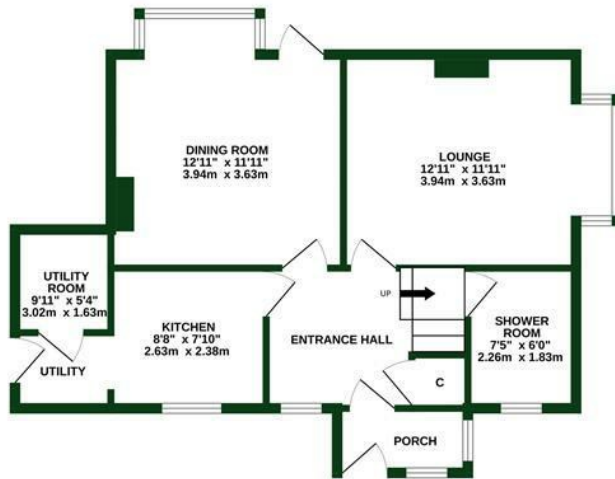
**65FT SIDE AND REAR GARDEN**

**GARAGE**

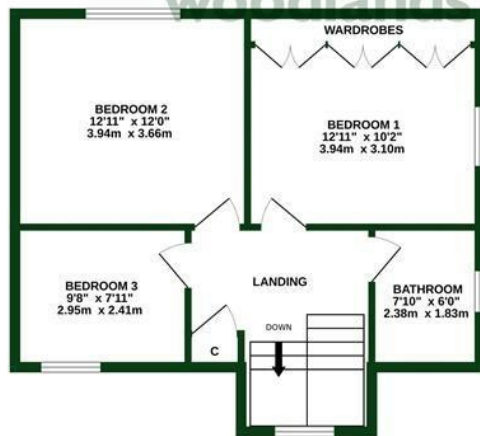
**OFF ROAD PARKING FOR ONE CAR**



GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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.

Made with Metropix ©2024



woodlands

OnTheMarket.com

rightmove

Zoopla



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	63	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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.