



17 REDSTONE MANOR, REDHILL, SURREY, RH1 4BS

£650,000
FREEHOLD

*** NO CHAIN ***

*** 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 WITH NO CHAIN
- 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

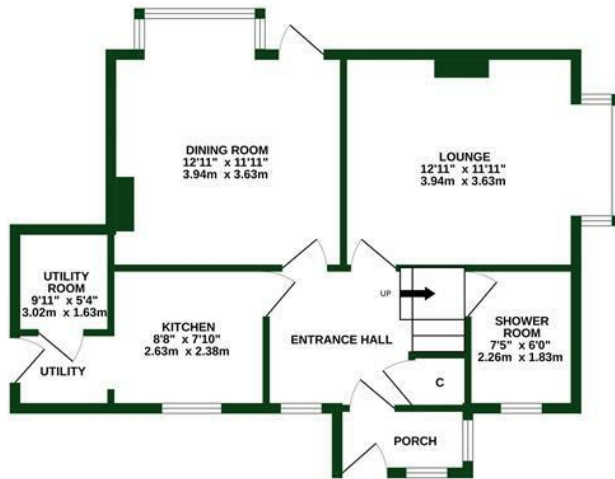
65FT SIDE AND REAR GARDEN

GARAGE

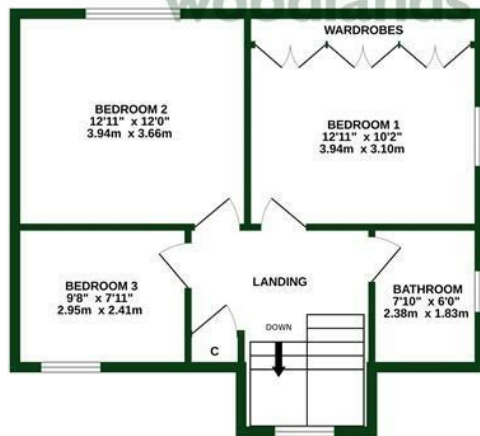
OFF ROAD PARKING FOR ONE CAR



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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	63	72
(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	

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