



1 SYLVAN WAY, REDHILL, SURREY, RH1 4DE

£650,000
FREEHOLD

*** BRIGHT AND SPACIOUS SEMI DETACHED HOME WITH INCREDIBLE SOUTHERLY VIEWS ***

Built in the 1930's, this superb house has been substantially extended and benefits from an impressive elevated position, affording some of the best views in the area.

To the front of the house there is off road parking and a side access way to the rear garden. Through the front door there is a good size entrance hall with Velux windows, a side door and a door leading to a utility room which in turn gives access to the downstairs WC. The living space is a wonderful open plan design, with a lounge area, dining area that has a vaulted glazed roof, and a generous, modern kitchen. In addition there is a large pantry and a door off the dining space to a large study come playroom, that has been used as a double bedroom in the past. Up on the first floor you have two good size double bedrooms, one of which has a bay window, the other enjoying those views. You also have a single bedroom and a bathroom. Off the landing there is a staircase to a further bedroom on the top floor, which has two Velux windows and eaves storage.

At the rear there is a 40ft, south facing garden, which is mostly laid to lawn with fenced boundaries and a raised deck abutting the house which is a real sun trap.

Nearby there is a wonderful local store, which a real Aladdin's cave, offering a great selection of goods and services. You have a highly regarded school as well as access to two mainline stations, Earlswood and Redhill, both of which provide extensive connections into central London, as well as services to Guildford, Reading, Tonbridge and the South coast.

Redhill town centre, which is a little over half a mile away, offers a range of shops and amenities, including a new multi screen cinema and leisure complex.

- NO CHAIN
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: E
- SPACIOUS HOME
- OPEN PLAN DESIGN
- OUTSTANDING VIEWS
- SOUTH FACING GARDEN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
14'6 x 4'10 (4.42m x 1.47m)

CLOAKROOM
4'10 x 2'8 (1.47m x 0.81m)

LOUNGE
23'2 x 16'9 (7.06m x 5.11m)

KITCHEN/BREAKFAST ROOM
28'7 x 6'8 (8.71m x 2.03m)

DINING ROOM
16'5 x 7'5 (5.00m x 2.26m)

STUDY
13'8 x 9'0 (4.17m x 2.74m)

UTILITY ROOM
6'9 x 4'10 (2.06m x 1.47m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'2 x 10'10 (3.71m x 3.30m)

BEDROOM TWO
12'8 x 10'6 (3.86m x 3.20m)

BEDROOM FOUR
6'10 x 5'11 (2.08m x 1.80m)

BATHROOM
8'1 x 5'7 (2.46m x 1.70m)

SECOND FLOOR

BEDROOM THREE
14'10 x 11'6 (4.52m x 3.51m)

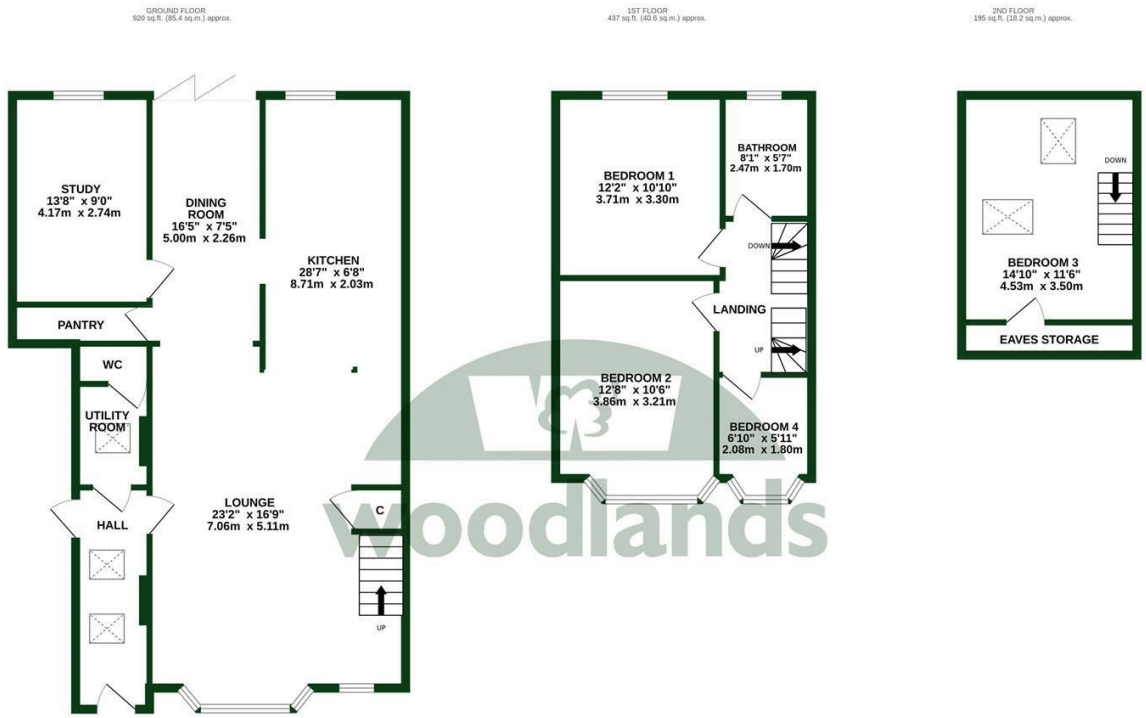
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT SOUTH FACING REAR GARDEN

OFF ROAD PARKING





TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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		74
(55-68) D	63	
(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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