



**104 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EQ**  
**£425,000**  
**FREEHOLD**

**\*\*\* EXTENDED, END TERRACE HOUSE WITH LARGE GARDEN, CLOSE TO GREAT SCHOOLS \*\*\***

This three bedroom end terrace house, is located in a popular residential road that is within easy reach of sought after schools, local shops and a range of transport links.

The house has been extended to offer a good size living space, to the front there is a separate living room and an entrance hall, then at the rear is an open plan kitchen/dining space, with a utility room and bathroom. On the first floor there is a large double bedroom to the front with an ensuite WC, and two further bedrooms to the rear.

Outside you have a long driveway to the front offering parking for several cars, with a lawn garden also. At the side there are gates leading to additional parking and the 100ft rear garden, which is mostly laid to lawn with a patio area.

St Bedes and Royal Alexandra and Albert School are both within a short walk of the house, with a couple of handy local shops also close by. At the end of the road there are bus routes connecting to Redhill town centre and also heading up to Croydon.

Redhill town centre itself offers a wide range of shops and amenities, as well as a multi screen cinema and leisure complex. Redhill train station has direct train connections into central London, as well as Gatwick, Guildford, Reading, Tonbridge and Brighton.

- NO CHAIN
- THREE BEDROOMS
- FIRST FLOOR WC
- LOTS OF PARKING
- COUNCIL TAX BAND: C
- GREAT LIVING SPACE
- DOWNSTAIRS BATHROOM
- LARGE GARDEN
- CLOSE TO SCHOOLS
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
4'0 x 3'7 (1.22m x 1.09m)

**LOUNGE**  
14'3 x 12'5 (4.34m x 3.78m)

**KITCHEN/DINING ROOM**  
16'6 x 12'5 (5.03m x 3.78m)

**UTILITY ROOM**  
9'5 x 4'10 (2.87m x 1.47m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
14'4 x 10'3 (4.37m x 3.12m)

**ENSUITE SHOWER ROOM**  
5'5 x 2'10 (1.65m x 0.86m)

**BEDROOM TWO**  
11'7 x 7'10 (3.53m x 2.39m)

**BEDROOM THREE**  
9'4 x 6'22 (2.84m x 1.83m)

**BATHROOM**  
8'0 x 5'10 (2.44m x 1.78m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

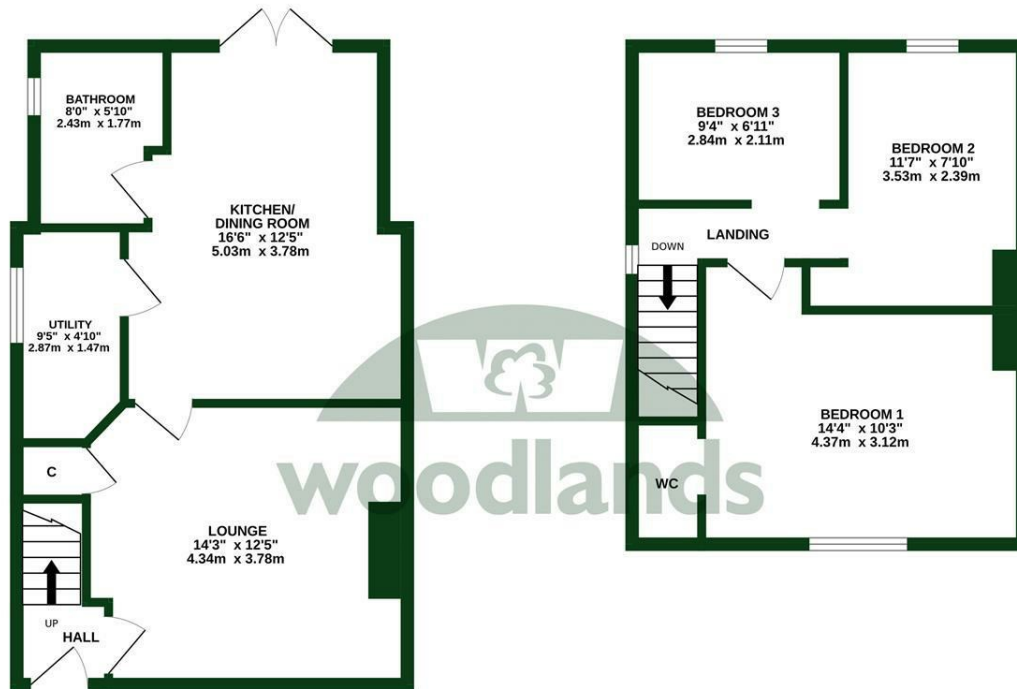
**100FT REAR GARDEN**

**OFF ROAD PARKING FOR FOUR CARS**



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	

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