





## 2 WESTWAY GARDENS, REDHILL, SURREY, RH1 2JA

£625,000  
FREEHOLD

\*\*\* EXTENDED, SEMI DETACHED HOUSE WITH A GOOD SIZE GARDEN,  
IN A NO THROUGH ROAD \*\*\*

This semi detached house offers three double bedrooms, the largest of which could be split into two smaller bedrooms. On the ground floor there is an entrance hall with storage under the stairs. You have a study which has doubled as another bedroom in the past, and benefits from a wet room. There is a lounge and separate dining room, a conservatory, and a kitchen with a separate utility room and cloakroom. On the first floor there is a landing with loft access, three double bedrooms and a bathroom.

Outside you have off road parking and a garden to the front, at the rear there is a good size garden that has both patio and lawn areas, a fish pond stocked with Koi and Goldfish, as well as a timber outbuilding at the foot of the garden.

Nearby there are a number of highly regarded schools, in particular Lime Tree Primary is only a short walk. Redhill town centre is a 15 minute walk, with a couple of local convenience stores on the way. Within the town centre you have a multi screen cinema complex, shopping centre, 24 Hour gym, weekly local market and extensive rail links to London, Gatwick, Reading, Guildford and the south coast.

- GREAT LOCATION
- THREE RECEPTION ROOMS
- CONSERVATORY
- 75FT GARDEN
- COUNCIL TAX BAND: E
- THREE DOUBLE BEDROOMS
- KITCHEN AND UTILITY
- BATHROOM AND WET ROOM
- OFF ROAD PARKING
- EPC RATING: D







**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
14'8 x 5'10 (4.47m x 1.78m)

**CLOAKROOM**  
8'0 x 2'7 (2.44m x 0.79m)

**LOUNGE**  
15'1 x 11'6 (4.60m x 3.51m)

**DINING ROOM**  
11'9 x 9'3 (3.58m x 2.82m)

**KITCHEN**  
9'10 x 9'3 (3.00m x 2.82m)

**UTILITY ROOM**  
8'1 x 4'1 (2.46m x 1.24m)

**CONSERVATORY**  
10'7 x 8'4 (3.23m x 2.54m)

**STUDY/BEDROOM FOUR**  
10'11 x 8'4 (3.33m x 2.54m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
17'8 x 13'1 (5.38m x 3.99m)

**BEDROOM TWO**  
12'6 x 11'5 (3.81m x 3.48m)

**BEDROOM THREE**  
13'1 x 10'0 (3.99m x 3.05m)

**BATHROOM**  
8'1 x 5'6 (2.46m x 1.68m)

**WET ROOM**  
7'10 x 4'2 (2.39m x 1.27m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**75FT REAR GARDEN**

**OFF ROAD PARKING**





# woodlands

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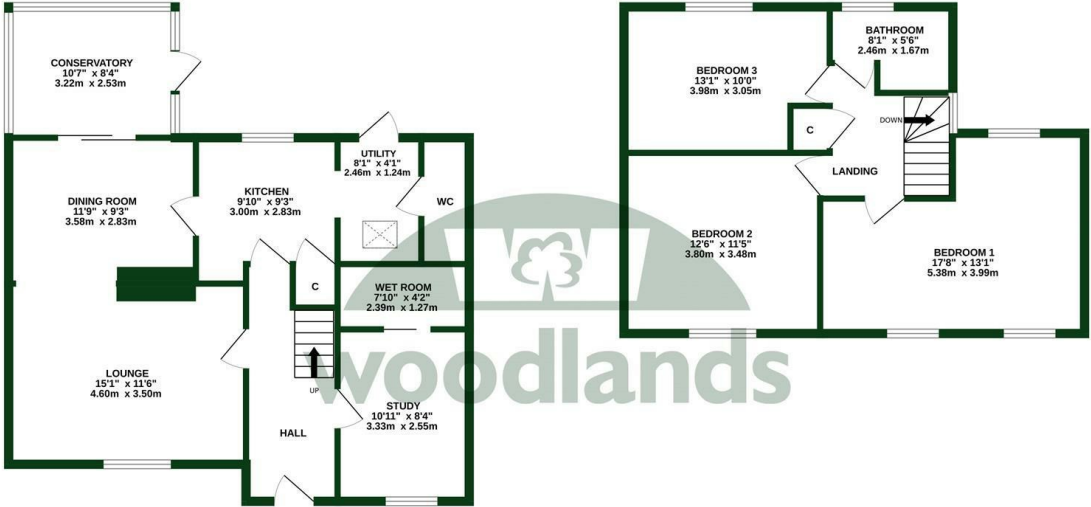
The Property Ombudsman

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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(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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