



17 GREENWOOD DRIVE, REDHILL, SURREY, RH1 5PH

**£350,000
FREEHOLD**

***** TWO BEDROOM TERRACED HOUSE IN A CUL DE SAC LOCATION, COMPLETE WITH A GARAGE *****

Situated within easy reach of a local shop and bus links, Greenwood Drive is a quiet cul de sac location that also has the benefit of being close to East Surrey Hospital.

To the front there is an open plan lawn garden and a path to the front door. You have an entrance hall, a modern fitted kitchen with a window to the front, and a lounge/dining room at the rear with direct access to the garden.

On the first floor there is a landing with loft access, two bedrooms, both of which have fitted or built in wardrobes, and a family bathroom.

At the rear you have an easy to maintain lawn garden with both patio and decked areas, as well as a rear access gate.

There is ample communal parking with the cul de sac, and you also benefit from a single garage en block.

Train links to London can be found at Earlswood Station, which is just over a mile away. Redhill town centre, with its wide range of shops and amenities, is two miles to the north. There you have a shopping centre, multi screen cinema complex, 24 hour gym, and extensive transport links.

- TERRACED HOUSE
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- GARDEN
- COUNCIL TAX BAND: C
- CUL DE SAC
- MODERN KITCHEN
- UPSTAIRS BATHROOM
- GARAGE
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

5'8 x 3'3 (1.73m x 0.99m)

LOUNGE/DINING ROOM

14'7 x 11'8 (4.45m x 3.56m)

KITCHEN

9'10 x 8'6 (3.00m x 2.59m)

FIRST FLOOR

LANDING

BEDROOM ONE

9'7 +wardrobes x 9'2 (2.92m +wardrobes x 2.79m)

BEDROOM TWO

8'7 x 7'10 (2.62m x 2.39m)

BATHROOM

7'2 x 5'8 (2.18m x 1.73m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

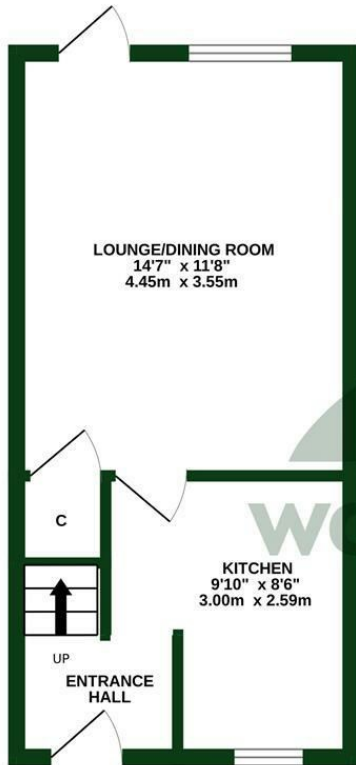
35FT REAR GARDEN

GARAGE EN BLOCK

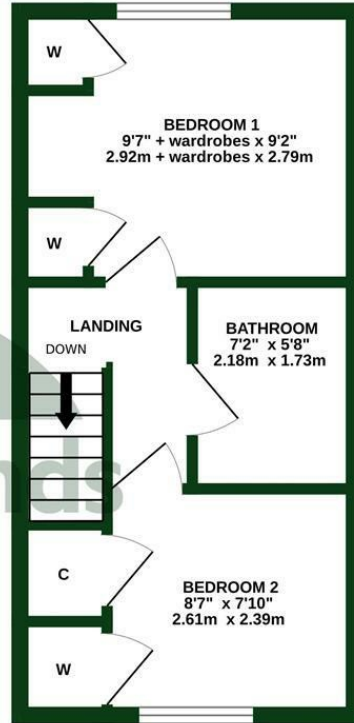
COMMUNAL PARKING



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 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		90
(81-91) B		
(69-80) C	67	
(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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