





**21 THE FRENCHES, REDHILL, SURREY, RH1 2HF**

**£525,000  
FREEHOLD**

**\*\*\* DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, CLOSE TO REDHILL TOWN AND STATION \*\*\***

Built in the 1950's, this detached, three bedroom house offers great size rooms and is offered with no chain.

Through the front door you have an entrance hall with a cloakroom and storage. There are two reception rooms, one to the front and one to the rear, with a separate kitchen with direct access to the garden. On the first floor, there is a landing with loft access, a family bathroom and three double bedrooms.

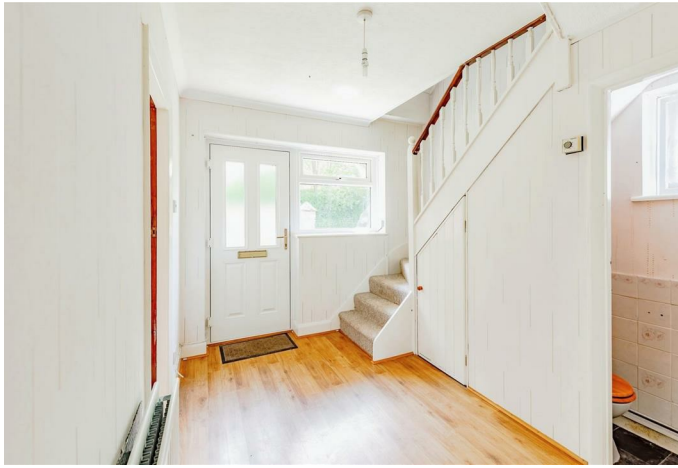
Outside you have an open plan front garden, with a side access. To the rear there is a 60ft lawn garden, with a patio area.

Redhill town centre can be found a short walk from the house, offering superb convenience for train links to London, and a great range of shops. In addition there are a number of highly regarded school within easy reach.

- DETACHED HOUSE
- LOUNGE AND DINING ROOM
- THREE DOUBLE BEDROOMS
- 60FT GARDEN
- COUNCIL TAX BAND: E
- NO CHAIN
- SEPARATE KITCHEN
- UPSTAIRS BATHROOM
- CONVENIENT LOCATION
- EPC RATING: E







**ROOM DIMENSIONS:**

**ENTRANCE HALL**

9'11 x 6'7 (3.02m x 2.01m)

**CLOAKROOM**

4'11 x 2'6 (1.50m x 0.76m)

**LOUNGE**

12'9(max) x 11'5 (3.89m(max) x 3.48m)

**DINING ROOM**

12'10 x 11'0 (3.91m x 3.35m)

**KITCHEN**

10'0 x 7'9 (3.05m x 2.36m)

**FIRST FLOOR**

**LANDING**

11'5 x 8'8(max) (3.48m x 2.64m(max))

**BEDROOM ONE**

12'0 x 10'11 (3.66m x 3.33m)

**BEDROOM TWO**

11'5 x 11'0 (3.48m x 3.35m)

**BEDROOM THREE**

10'5 x 8'8 (3.18m x 2.64m)

**BATHROOM**

6'6 x 6'3 (1.98m x 1.91m)

**GAS CENTRAL HEATING**

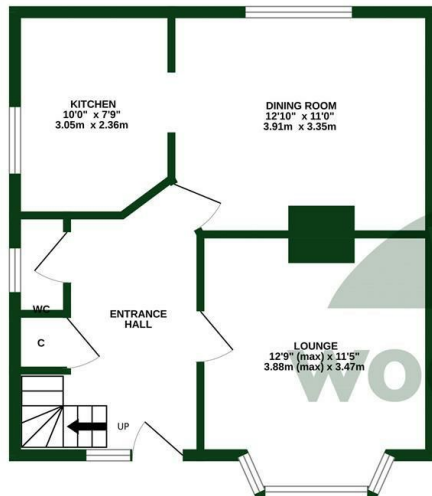
**DOUBLE GLAZED WINDOWS**

**60FT REAR GARDEN**

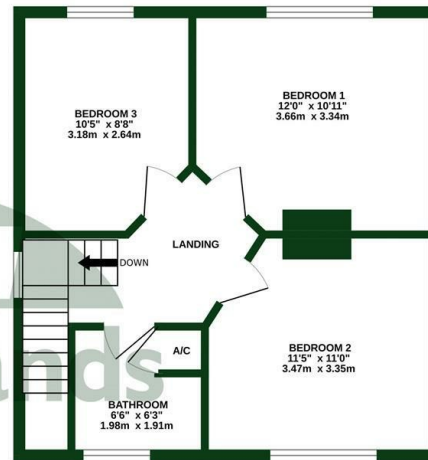




GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(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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