



9 CAVENDISH GARDENS, REDHILL, SURREY, RH1 4AQ

£350,000
LEASEHOLD

*** CENTRALLY LOCATED AND WELL PRESENTED, GROUND FLOOR MAISONETTE WITH A PRIVATE GARDEN ***

The property has a spacious entrance hall with built in storage, a lounge/dining room with a bay window to the front, a kitchen/breakfast room with garden access, two double bedrooms, a shower room.

There are parking bays within the cul de sac itself, to the front is a lawn garden with a path to the side which connects through to the private rear garden which has a westerly aspect, patio and lawn areas with a timber shed.

Redhill's incredibly well connected train station is only a couple of minutes walk from the property, and offers direct services to central London, as well as links to Guildford, Reading, Tonbridge, Gatwick and the south coast.

The town centre itself has a range of high street shops, a multi screen cinema and leisure complex, shopping centre, 24 hour gym, Sainsburys super store and a hosts of public green spaces within walking distance.

- GROUND FLOOR MAISONETTE
- BRIGHT AND SPACIOUS
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- COUNCIL TAX BAND: C
- LONG LEASE
- KITCHEN/BREAKFAST ROOM
- CLOSE TO TOWN
- CUL DE SAC LOCATION
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

17'0 x 6'2 (5.18m x 1.88m)

LOUNGE/DINING ROOM

15'4 x 12'7 (4.67m x 3.84m)

KITCHEN/BREAKFAST ROOM

14'0 x 8'4 (4.27m x 2.54m)

BEDROOM ONE

12'4 x 10'8 (3.76m x 3.25m)

BEDROOM TWO

10'6 x 9'0 (3.20m x 2.74m)

SHOWER ROOM

7'4 x 5'4 (2.24m x 1.63m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

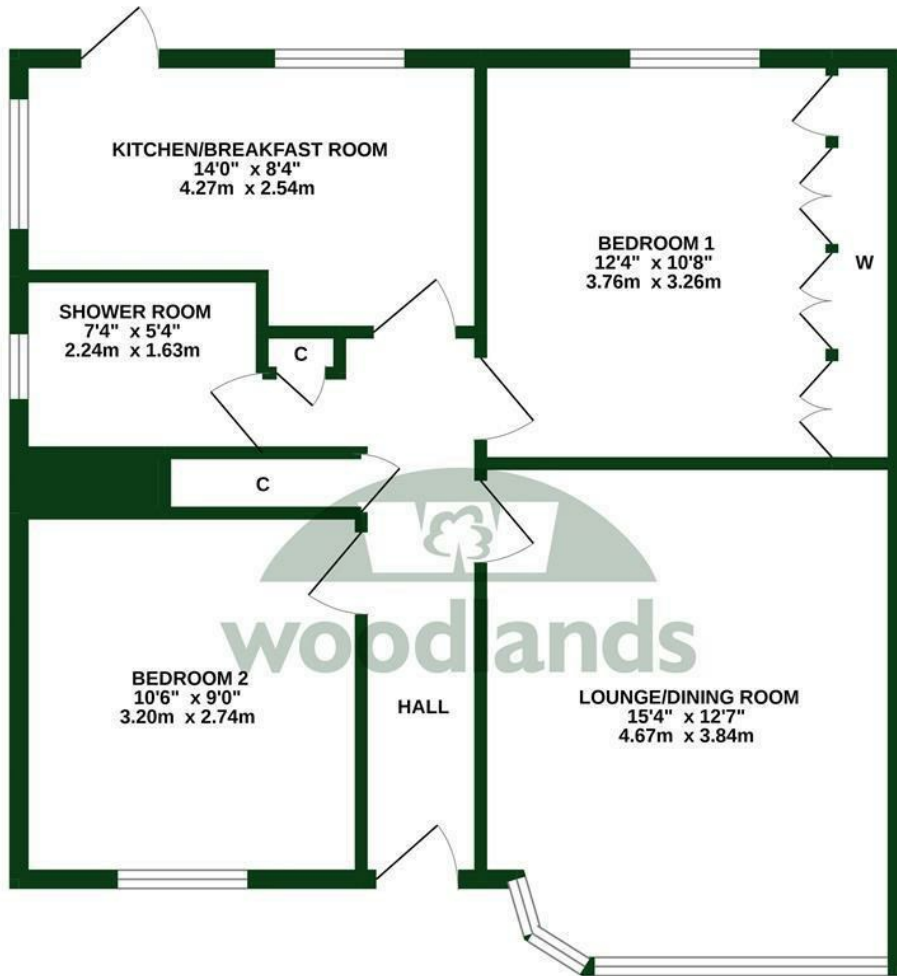
YEARS REMAINING ON LEASE: 123

GROUND RENT: £0

SERVICE CHARGES: ON AN AS AND WHEN BASIS



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		66	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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