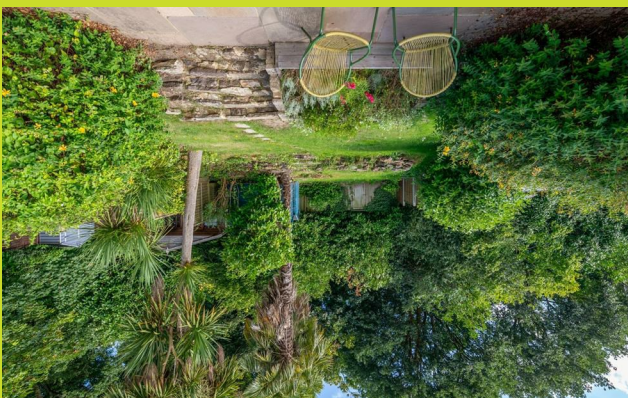


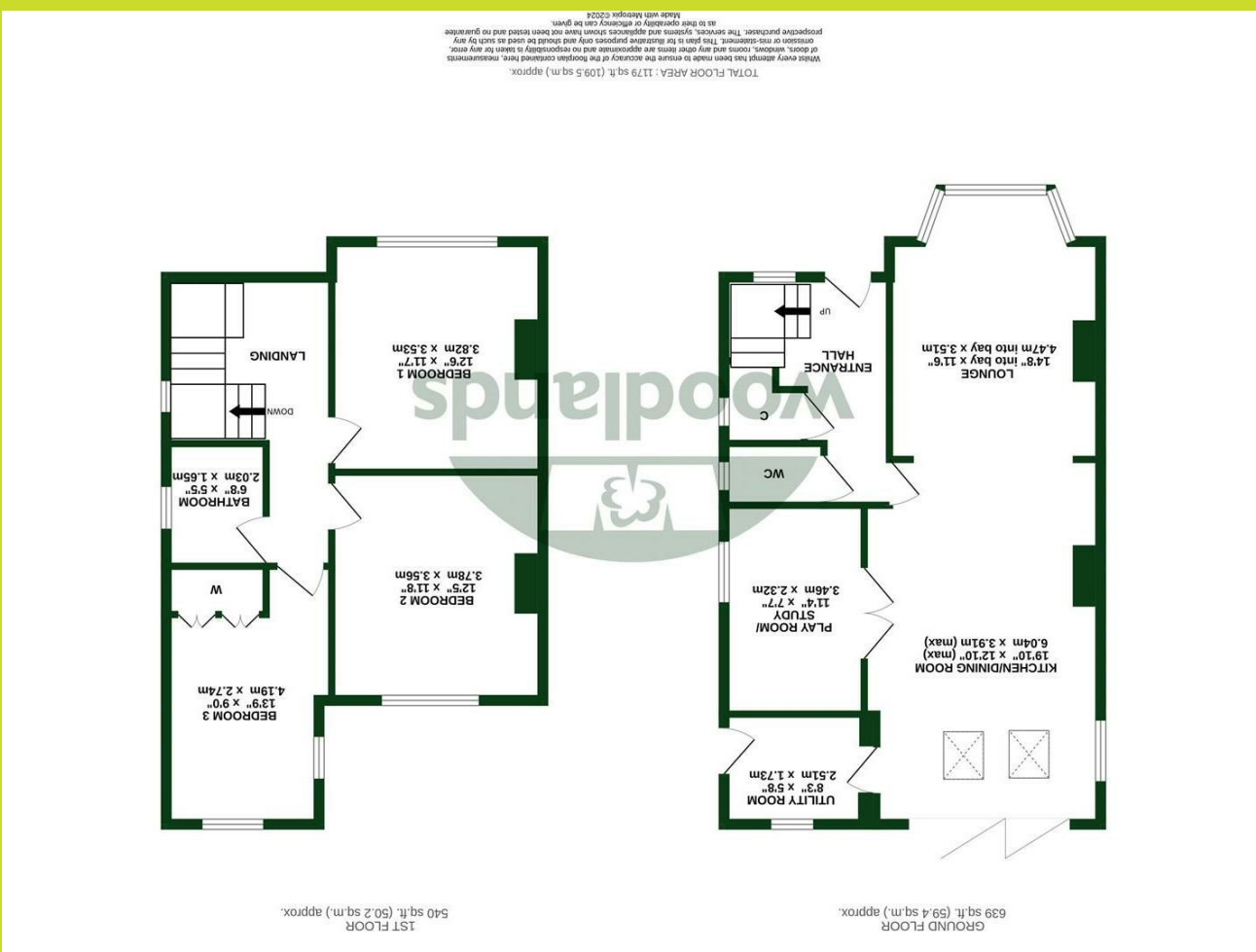
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	66
Potential	78
Energy Efficiency Rating	



15 Woodside Way, Redhill, Surrey, RH1 4DB
£725,000
Freehold

***** NO CHAIN *** THREE DOUBLE BEDROOMS *** SPACIOUS DETACHED HOME, WITH A WOODLAND BACK DROP AND GREAT VIEWS *****

Built in 1927, this period home has had the benefit of being extended, and refurbished in 2022, making for a characterful, yet modern blend.

Through the front door you have an entrance hall with windows front and side, as well as an ample storage area under the stairs, and a cloakroom. The main part of the ground floor is a bright, open plan space, which features a large bay window to the front, a luxurious kitchen with an island, Quartz work surfaces, skylight windows and full width, bi-folding doors to the rear garden. You also have a good size study/playroom, which has double doors separating it from the main living space, and there is a utility room that has a side door for garden access.

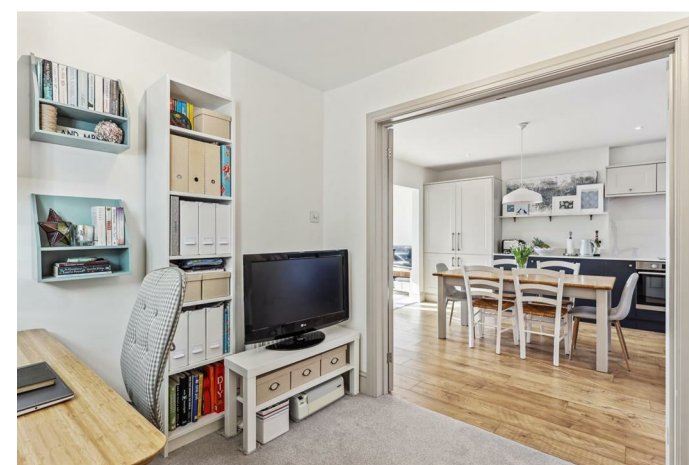
On the first floor there is a good size landing, with a double glazed window to the side, you have the rare benefit of three double bedrooms, with the front bedroom being afforded some great views, and the rear bedrooms overlooking the garden and woodland to the rear. In addition there is a contemporary family bathroom that has a double glazed window to the side.

To the front of the house there is a lawn garden and off road parking, with a wide side access. At the rear you have a tiered garden that gets lots of sun, and has both patio and lawn areas, superb views and a lovely woodland back drop.

Nearby there are a couple of local shops for all those everyday essentials, you also have a selection of schools and access to a wealth of public green space. For those wanting transport links, you are spoilt for choice, with mainline services available from both Earlswood and Redhill train stations, either of which are around 15 minutes walk.

Redhill and Reigate town centres are both easily accessible by car, and offer a great range of shops and restaurants.

- **DETACHED HOME**
- **BRIGHT OPEN LIVING SPACE**
- **UTILITY ROOM**
- **GREAT VIEWS**
- **COUNCIL TAX BAND: E**
- **THREE DOUBLE BEDROOMS**
- **STUDY/PLAYROOM**
- **OFF ROAD PARKING**
- **NO CHAIN**
- **EPC RATING: D**



ROOM DIMENSIONS:

ENTRANCE HALL
12'5 x 6'3 (3.78m x 1.91m)

CLOAKROOM
5'0 x 3'0 (1.52m x 0.91m)

LOUNGE
14'8 into bay x 11'6 (4.47m into bay x 3.51m)

KITCHEN/DINING ROOM
19'10 x 12'10(max) (6.05m x 3.91m(max))

STUDY/PLAYROOM
11'4 x 7'7 (3.45m x 2.31m)

UTILITY ROOM
8'3 x 5'8 (2.51m x 1.73m)

FIRST FLOOR

LANDING
15'8(max) x 3'1 (4.78m(max) x 0.94m)

BEDROOM ONE
12'6 x 11'7 (3.81m x 3.53m)

BEDROOM TWO
12'5 x 11'8 (3.78m x 3.56m)

BEDROOM THREE
13'9 x 9'0 (4.19m x 2.74m)

BATHROOM
6'8 x 5'5 (2.03m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

75FT REAR GARDEN

OFF ROAD PARKING

