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**woodlands**  
01737 771777  
**for sale**  
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**45 COPSLEIGH CLOSE, SALFORDS, REDHILL, SURREY, RH1 5BJ**  
**£475,000**  
**FREEHOLD**

**\*\*\* THREE DOUBLE BEDROOM, SEMI DETACHED HOUSE IN A QUIET LITTLE SPOT, CLOSE TO SHOPS AND SALFORDS SCHOOL \*\*\***

Situated in a peaceful residential road, this semi detached house has the desirable benefit of three double bedrooms, as well as a bathroom and ensuite shower room.

Through the front door there is an entrance hall with storage under the stairs, and doors to the living space and kitchen. You have an extended reception area, giving you a large dining space, and a lounge area to the front. The kitchen is a stylish, modern design, and overlooks the rear garden.

On the first floor there are two double bedrooms, a family bathroom and a separate study with a window to the front. Up on the top floor you have a spacious double bedroom, with wardrobes and eaves storage, as well as an ensuite shower room.

Outside there is a lawn garden to the front, which could easily be converted to off road parking. A shared drive leads down the side of the house to the detached garage. Your rear garden is mostly laid to lawn, with a patio area.

Nearby you have a parade of local shops, perfect for those everyday essentials, and Salfords school is just around the corner.

There are regular bus services connecting you to Redhill, Reigate and Horley town centre within 10 minutes, meaning you are within easy reach of an extensive range of shops, amenities and a wealth of rail services.

- SEMI DETACHED
- EXTENDED LOUNGE/DINING ROOM
- BATHROOM AND ENSUITE
- CLOSE TO SHOPS
- COUNCIL TAX BAND: D
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- NEAR SALFORDS SCHOOL
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

11'2 x 5'7 (3.40m x 1.70m)

**LOUNGE**

12'7 + bay x 11'5 (3.84m + bay x 3.48m)

**DINING ROOM**

17'6 x 8'8 (5.33m x 2.64m)

**KITCHEN**

8'10 x 8'2 (2.69m x 2.49m)

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO**

11'3 x 10'9 (3.43m x 3.28m)

**BEDROOM THREE**

10'11 x 8'9 (3.33m x 2.67m)

**STUDY**

6'5 x 3'5 (1.96m x 1.04m)

**BATHROOM**

7'6 x 5'10 (2.29m x 1.78m)

**SECOND FLOOR**

**BEDROOM ONE**

15'11 x 10'6 (4.85m x 3.20m)

**ENSUITE SHOWER ROOM**

7'5 x 5'7 (2.26m x 1.70m)

**GAS CENTRAL HEATING**

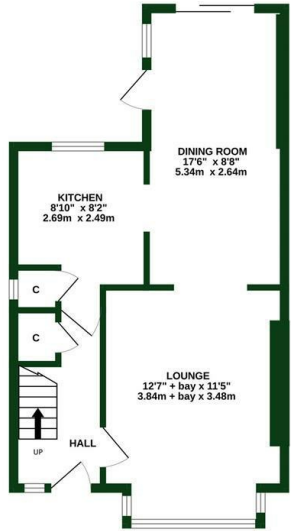
**DOUBLE GLAZED WINDOWS**

**DETACHED GARAGE TO REAR**

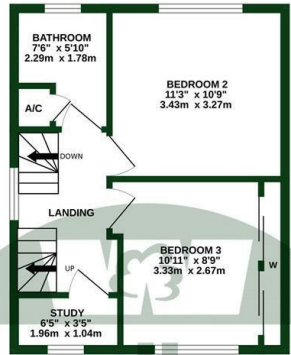
**OFF ROAD PARKING**



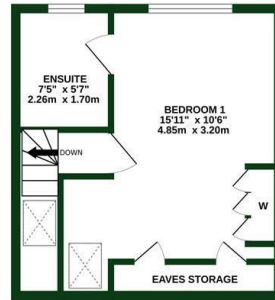
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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>		<b>73</b>
(55-68) <b>D</b>	<b>59</b>	
(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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