



woodlands
01753 771777
for sale



11 DUNRAVEN AVENUE, REDHILL, SURREY, RH1 5JW

**£550,000
FREEHOLD**

***** ATTRACTIVE PERIOD HOME WITH FOUR BEDROOMS, TWO BATHROOM AND NO ONWARD CHAIN LOCATED IN A SMALL CUL DE SAC *****

This spacious, end terrace Edwardian home is situated in Salfords within easy reach of local shops and mainline train links.

On the ground floor there is generous entrance hall with a stained glass window to the front and a good size built in storage cupboard. You have a dual aspect lounge/dining room with double glazed sliding doors opening to the rear garden. There is a separate kitchen which has double doors opening to a conservatory which overlooks the west facing garden. On the first floor there is a bright landing with access to three bedrooms and a bathroom, then on the top floor there is a landing area with Velux windows, a bathroom with a roll top bath and another bedroom with a range of built in wardrobes and a study recess into the front eaves.

Outside you have a driveway and a lawn garden to the front, at the rear there is a 70ft west facing garden that has both patio and lawn areas as well as a side access gate.

Nearby you will find a handy parade of shops with bus links to Redhill or Horley, in addition, there are mainline Thames link services into London from Salfords train station.

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|-----------------------|--------------------|
| ■ PERIOD HOME | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ CONSERVATORY | ■ FOUR BEDROOMS |
| ■ WEST FACING GARDEN | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE HALL

13'11(max) x 11'7(max) (4.24m(max) x 3.53m(max))

LOUNGE/DINING ROOM

26'9 x 11'11(max) (8.15m x 3.63m(max))

KITCHEN

12'11 x 12'4(max) (3.94m x 3.76m(max))

CONSERVATORY

11'11 x 11'1 (3.63m x 3.38m)

BEDROOM ONE

12'9 x 10'10 (3.89m x 3.30m)

STUDY

10'5 x 4'7 (3.18m x 1.40m)

BATHROOM

8'0 x 6'3 (2.44m x 1.91m)

BEDROOM TWO

14'2 x 12'3 (4.32m x 3.73m)

BEDROOM THREE

12'8 x 10'5 (3.86m x 3.18m)

BEDROOM FOUR

13'4 x 7'6 (4.06m x 2.29m)

BATHROOM

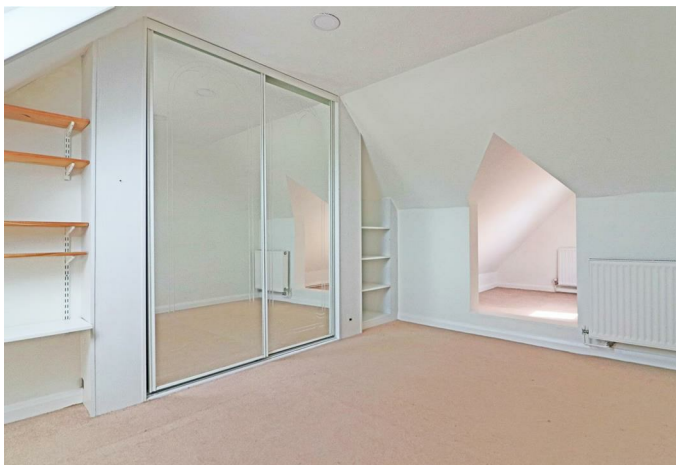
7'7 x 5'0 (2.31m x 1.52m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

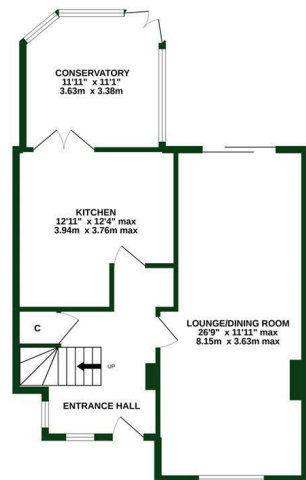
80FT WEST FACING GARDEN

OFF ROAD PARKING





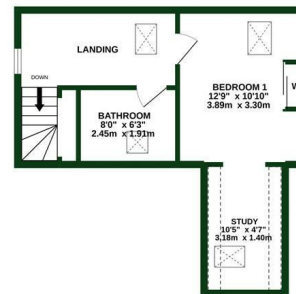
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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