



3B PARK ROAD, REDHILL, SURREY, RH1 1BT
£340,000
LEASEHOLD - SHARE OF FREEHOLD

***** BRIGHT AND STYLISH TWO BEDROOM MAISONETTE, WITH A PRIVATE GARDEN AND GARAGE *****

Located in a sought after, private road on the outskirts of Redhill town centre, this immaculate property has been lovingly updated by the current owner.

The property has a spacious entrance hall with built in storage. There are two double bedrooms, one of which features direct access to the rear garden. You have a contemporary shower room, and an open plan living space with gorgeous herringbone wood floor, a large double glazed window to the front, and a broad opening into a sharp, modern kitchen.

Outside you have the benefit of a private rear garden, which is laid to lawn and has gates to the side and rear. Beyond the garden there is a single garage en-block, accessed by a shared driveway. In addition, there is residents, permit parking in the street.

Just a short walk from the property you find yourself in the centre of the bustling commute hub that is Redhill, with it's regular local market, shopping centre, multi screen cinema, 24 hour gym, leisure centre, and an extensive range of transport links, including direct trains to London, Guildford and Gatwick.

- CENTRAL LOCATION
- LOUNGE/DINING ROOM
- PRIVATE GARDEN
- RESIDENTS PARKING
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- STYLISH KITCHEN
- GARAGE EN BLOCK
- CUL DE SAC
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

14'9 x 4'5 (4.50m x 1.35m)

LOUNGE/DINING ROOM

16'0 x 12'11 (4.88m x 3.94m)

KITCHEN

8'8 x 8'2 (2.64m x 2.49m)

BEDROOM ONE

12'1 x 9'6 (3.68m x 2.90m)

BEDROOM TWO

12'2 x 8'2 (3.71m x 2.49m)

SHOWER ROOM

8'2 x 4'10 (2.49m x 1.47m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

GARAGE EN BLOCK

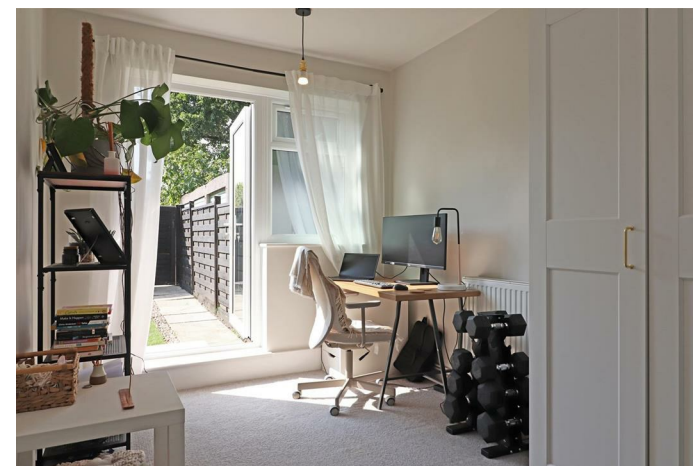
RESIDENTS PARKING

SHARE OF FREEHOLD

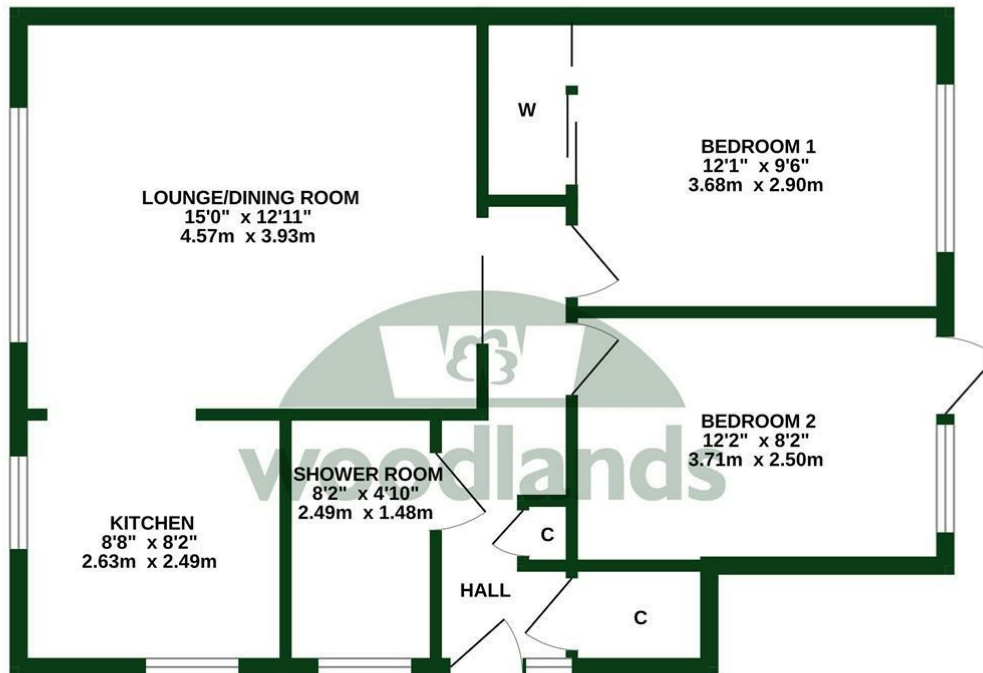
YEARS REMAINING ON LEASE: 83

GROUND RENT: N/A

SERVICE CHARGES: £240 PER ANNUM (£20 PCM)



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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.
Made with Metroplan 62024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 68 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (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

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