



130A LONDON ROAD, REDHILL, SURREY, RH1 2JU

**£750,000
FREEHOLD**

***** IMPRESSIVELY SPACIOUS, 5 BEDROOM SEMI DETACHED MODERN HOME, WITH A DRIVEWAY AND 70FT GARDEN *****

This attractive, modern home is only 5 years old and benefits from the remainder of a 10 year Buildzone guarantee.

On the ground floor there is a large entrance hall with a cloakroom, utility cupboard under the stairs and a fitted "Ring" doorbell system, the lounge has a bay window to the front and there is a separate playroom. At the rear is a spacious kitchen/family room with ample space to dine in also and direct access to the rear garden via a folding door. The kitchen itself comes with quartz work surfaces and a selection of appliances including a range oven, fridge/freezer with ice dispenser and an integrated dishwasher. On the first floor there is a landing area with access to a study, there is a master bedroom suite to the front with an en-suite shower room, to the rear is a guest bedroom with an en-suite shower room and on the second floor you have two further double bedrooms and a family bathroom. All the bathrooms, shower rooms and en-suite benefit from underfloor heating as does the kitchen/family space with the added convenience of "Hive" heating control.

Outside there is a driveway to the front, a side access which leads to the 70ft rear garden that has been turfed and has a patio area, outside tap and lighting.

Nearby you have access to bus routes, local shops and a range of highly regarded school including St Bedes and Royal Alexandra and Albert. Redhill town centre can be found around half a mile to the south where you have a extensive shopping options, a new multi screen cinema and leisure complex, and superb train links in central London, Gatwick, Reading, Guildford and Tonbridge.

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|--------------------------|-------------------|
| ■ ATTRACTIVE MODERN HOME | ■ LOUNGE |
| ■ KITCHEN/FAMILY ROOM | ■ PLAYROOM |
| ■ FIVE BEDROOMS | ■ THREE BATHROOMS |
| ■ DRIVEWAY | ■ 70FT GARDEN |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: B |





ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
33'9 x 15'2 (10.29m x 4.62m)

CLOAKROOM
8'6 x 4'5 (2.59m x 1.35m)

LOUNGE
13'3 x 10'7 (4.04m x 3.23m)

KITCHEN/DINING/FAMILY ROOM
19'8 x 15'1 (5.99m x 4.60m)

PLAYROOM
10'7 x 10'4 (3.23m x 3.15m)

FIRST FLOOR:

BEDROOM ONE
21'4 x 10'7 (6.50m x 3.23m)

ENSUITE SHOWER ROOM
6'3 x 5'7 (1.91m x 1.70m)

BEDROOM TWO
15'1 x 11'5 (4.60m x 3.48m)

ENSUITE SHOWER ROOM
10'2 x 4'0 (3.10m x 1.22m)

BEDROOM FIVE
11'5 x 8'0 (3.48m x 2.44m)

SECOND FLOOR:

BEDROOM THREE
12'9 x 12'1 (3.89m x 3.68m)

BATHROOM
8'5 x 5'3 (2.57m x 1.60m)

BEDROOM FOUR
12'11 x 12'1 (3.94m x 3.68m)

GAS CENTRAL HEATING

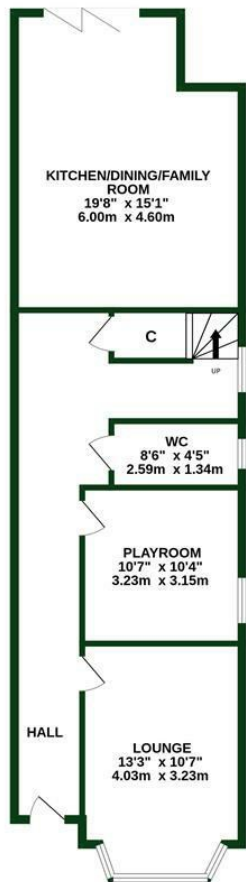
DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

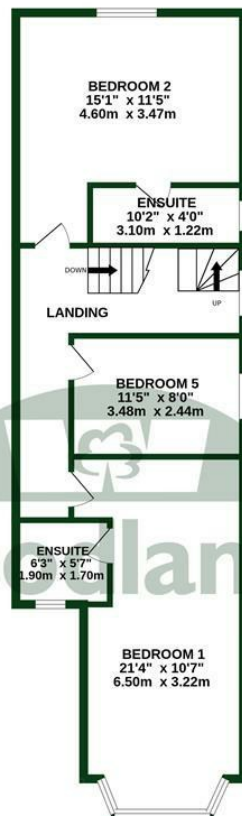
OFF ROAD PARKING FOR TWO CARS



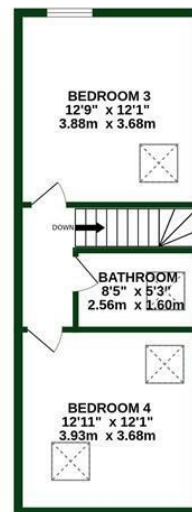
GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1949 sq.ft. (181.1 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		94
(81-91) B	87	
(69-80) C		
(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	

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