



4 DUNLIN CLOSE, REDHILL, SURREY, RH1 5HJ
OFFERS IN EXCESS OF £625,000
FREEHOLD

***** DETACHED, FOUR BEDROOM HOME IN A QUIET CUL DE SAC, BACKING ONTO WOODLAND *****

This spacious, chain free property benefits from a driveway, car port and an attached garage, as well as a west facing rear garden.

The house has an entrance hall, with a cloakroom, and storage under the stairs. There is a study to the front, and both lounge and dining rooms to the rear, with garden access, and double doors to a modern kitchen, that overlooks the front lawn and has a side access. On the first floor there is a landing with loft access, four good size bedrooms, a family bathroom and an en-suite shower room.

Outside you have a large front lawn, with a triple length drive that leads to a car port and single garage. A side access leads through to a 40ft square garden, that has both patio and lawn areas with a rear door access to the garage, and a lovely woodland backdrop.

The house can be found in a small cul de sac of other detached homes, and is only a short walk from some beautiful green spaces, local shops and is also half a mile to Earlswood lakes, and only a mile to the superb Reigate School.

In addition, Earlswood mainline train station is a mile away and the bustling town centre of Redhill can be found just 2 miles to the north. There you have a wide range of shops and amenities, including a multi screen cinema, shopping centre, regular local markets and exceptional transport links to central London, Reading, Guildford, Tonbridge, Gatwick and the south coast.

- | | |
|--------------------------|------------------|
| ■ FAMILY HOME | ■ DETACHED |
| ■ LOUNGE AND DINING ROOM | ■ MODERN KITCHEN |
| ■ STUDY | ■ FOUR BEDROOMS |
| ■ GARAGE AND CAR PORT | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: F | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

13'8 x 6'9 (4.17m x 2.06m)

CLOAKROOM

5'9 x 2'5 (1.75m x 0.74m)

LOUNGE

15'7 x 13'5(max) 11'3(min) (4.75m x 4.09m(max) 3.43m(min))

DINING ROOM

10'11 x 8'6 (3.33m x 2.59m)

KITCHEN

11'1 x 8'5 (3.38m x 2.57m)

STUDY/RECEPTION THREE

11'7 x 8'5 (3.53m x 2.57m)

FIRST FLOOR

LANDING

11'9 x 2'10 (3.58m x 0.86m)

BEDROOM ONE

11'6 x 10'0 (3.51m x 3.05m)

ENSUITE SHOWER ROOM

5'2 x 4'6 (1.57m x 1.37m)

BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

BEDROOM THREE

8'9 x 8'5 (2.67m x 2.57m)

BEDROOM FOUR

12'7 x 6'10 (3.84m x 2.08m)

FAMILY BATHROOM

8'8 x 4'9 (2.64m x 1.45m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT X 40FT REAR GARDEN

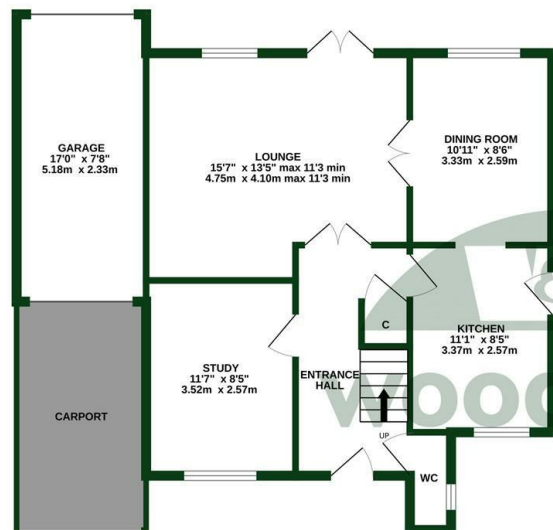
GARAGE

17'0 x 8'4 (5.18m x 2.54m)

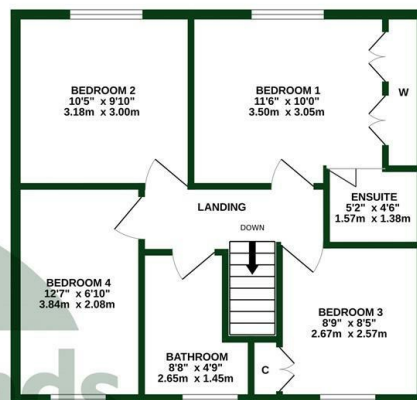
OFF ROAD PARKING FOR 2/3 CARS



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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		83
(69-80) C	71	
(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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