





**9 GARIBALDI ROAD, REDHILL, SURREY, RH1 6PB**  
**OFFERS OVER £280,000**  
**FREEHOLD**

BEING SOLD VIA SECURE SALE ONLINE BIDDING

Terms & Conditions apply

STARTING BID £280,000

**\*\*\* TWO BEDROOM END TERRACE HOUSE IN A QUIET, PARKSIDE CUL DE SAC \*\*\***

This Victorian house is located in a great spot, close to shops, green spaces, pubs and only a 15 minute walk to Redhill town centre and train station station.

The house has been updated, and has a modern bathroom on the first floor, fresh carpeting and double glazed windows.

There is a living room to the front with a bay window, a further reception room at the rear with storage under the stairs and a window overlooking the garden. This space is partly open to the fitted kitchen, which has a door opening to the low maintenance garden.

Upstairs you have two bedrooms, one to the front and the other at the rear with access to the modern bathroom.

Parking is available on the road itself, with additional parking options in neighbouring streets. At the rear you have a westerly aspect private garden, that is low maintenance.

Nearby there is a handy local shop for all those daily essentials, as well as a pharmacy. There are also a few pubs within walking distance, and the beautiful Redhill common is just at the end of the street, and provides elevated views across the south east, as well as a delightful walk all the way through to Reigate.

- **VICTORIAN HOUSE**
- **LOUNGE AND DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **CUL DE SAC**
- **COUNCIL TAX BAND: C**
- **PARKSIDE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **WEST FACING GARDEN**
- **SHOPS NEARBY**
- **EPC RATING: D**





### ROOM DIMENSIONS:

#### LOUNGE

11'2 x 9'11 + bay (3.40m x 3.02m + bay)

#### DINING ROOM

11'2 x 10'0 (3.40m x 3.05m)

#### KITCHEN

7'10 x 7'2 (2.39m x 2.18m)

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'3 x 9'11 (3.43m x 3.02m)

#### BEDROOM TWO

11'3 x 10'1 (3.43m x 3.07m)

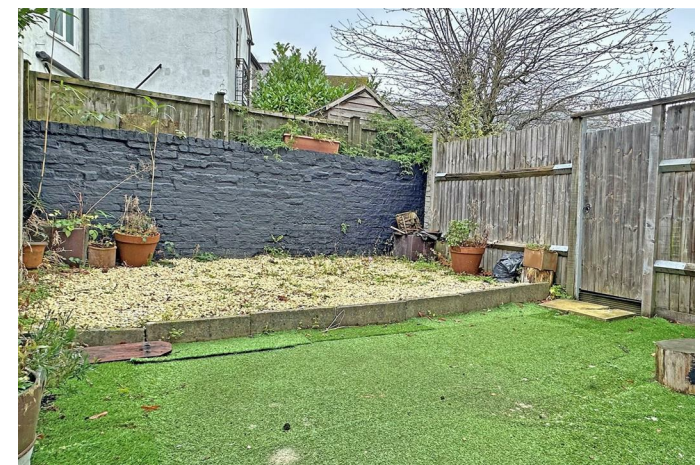
#### BATHROOM

7'9 x 7'0 (2.36m x 2.13m)

#### GAS CENTRAL HEATING

#### DOUBLE GLAZED WINDOWS

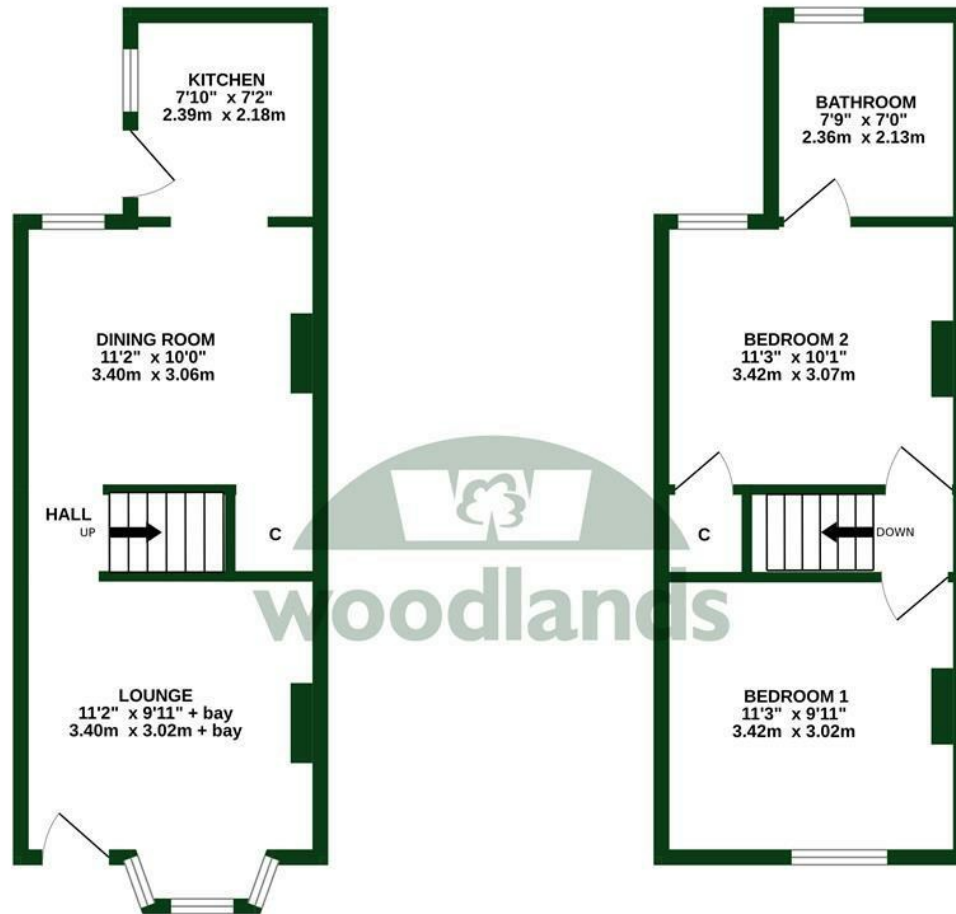
#### WEST FACING GARDEN





GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



9 GARIBALDI ROAD

TOTAL FLOOR AREA: 644 sq.ft. (59.9 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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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