





## 14 OAKDENE ROAD, REDHILL, SURREY, RH1 6BT

**£600,000  
FREEHOLD**

**\*\*\* CHARACTERFUL EDWARDIAN TOWN HOUSE, IN A SUPERB LOCATION, WITH PARKING AND A 90FT GARDEN \*\*\***

This attractive and versatile period home is situated just a short walk from Redhill town centre and station, and has the benefit of off road parking.

Depending on individual preference, the house can be used as either three or four bedrooms, and still have ample living space.

On the middle floor there is an entrance hall, with a study to the front which could be used as a fourth bedroom. At the rear you have a double bedroom, and an inner hallway with stairs up and down. On the first floor there are two double bedrooms and a family bathroom, with loft access from the landing. On the ground floor there is a lovely living space, with an open fire and double glazed sash windows. There is a built in storage within the inner hallway, then to the rear you have a country kitchen and a conservatory dining space, with double doors to the rear garden and a separate WC.

Outside there is a driveway to the front, and a side access that leads you through to a pretty, 90ft garden that is west facing and has a patio area, extensive lawn and well stocked borders.

Nearby you have the superb Deli on the Hill, which has a great range of delicious food, in addition there is a parade of shops on Raffles bridge, including food outlets, newsagents and a chemist, as well as a couple of great pubs within a short walk.

Redhill's bustling town centre can be found less than a quarter of a mile away, where you have a new multi screen cinema complex, shopping centre, regular local markets and access to extensive transport links, including mainline trains to central London, Gatwick, Guildford, Reading, Tonbridge and the south coast.

- **CHARACTER HOME**
- **VERSATILE SPACE**
- **LIVING ROOM**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: E**
- **SUPERB LOCATION**
- **THREE/FOUR BEDROOMS**
- **KITCHEN AND CONSERVATORY**
- **OFF ROAD PARKING**
- **EPC RATING: D**







#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
17'0 x 13'7 (5.18m x 4.14m)

**STUDY/BEDROOM FOUR**  
13'8 x 10'1 (4.17m x 3.07m)

**BEDROOM THREE**  
13'7 x 10'8 (4.14m x 3.25m)

#### LOWER GROUND FLOOR

**LOBBY**  
10'4 x 5'11 (3.15m x 1.80m)

**LOUNGE**  
13'8 x 13'2 (4.17m x 4.01m)

**KITCHEN**  
13'4 x 10'4 (4.06m x 3.15m)

**CONSERVATORY/DINING ROOM**  
12'3 x 11'7 (3.73m x 3.53m)

**CLOAKROOM**  
5'3 x 3'3 (1.60m x 0.99m)

#### FIRST FLOOR

**BEDROOM ONE**  
13'7 x 10'7 (4.14m x 3.23m)

**BEDROOM TWO**  
12'5 x 10'8 (3.78m x 3.25m)

**BATHROOM**  
5'10 x 4'6 (1.78m x 1.37m)

**GAS CENTRAL HEATING**

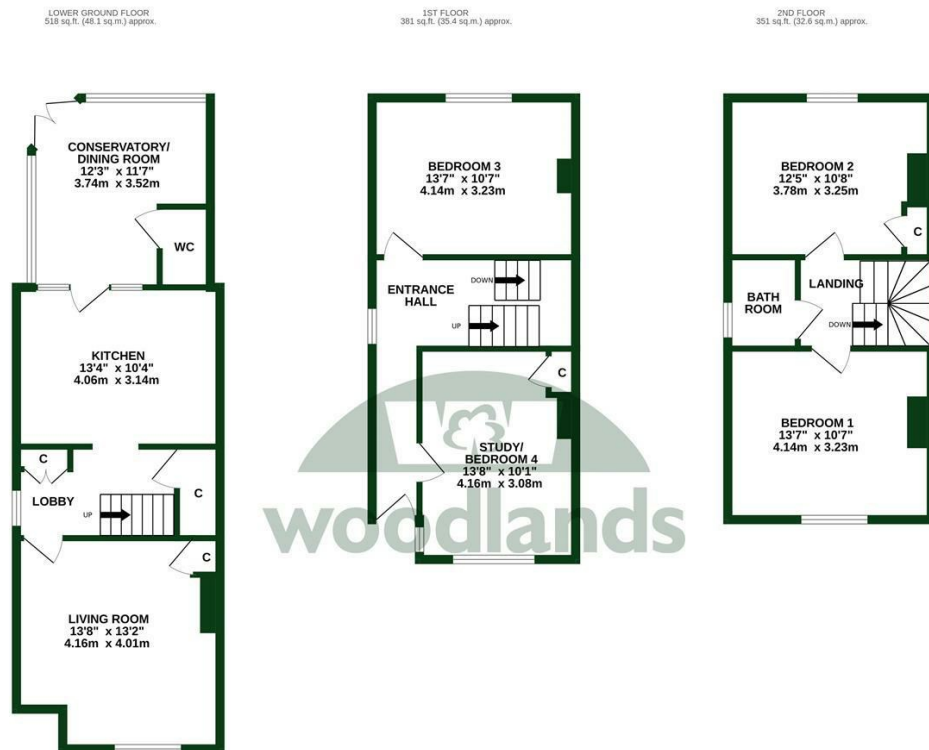
**SASH WINDOWS**

**OFF ROAD PARKING**

**WEST FACING GARDEN**







TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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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