





## 14 CYGNETS CLOSE, REDHILL, SURREY, RH1 2QE

**£550,000  
FREEHOLD**

**\*\*\* SEMI DETACHED THREE BEDROOM HOUSE WITHIN A QUIET CUL DE SAC,  
LOCATED CLOSE TO REDHILL TOWN AND STATION \*\*\***

This well proportioned modern home was built in 2017, and is situated in a superb location in the corner of the cul de sac. Nearby there is a picturesque duck pond, and Redhill town centre can be found only a few minutes walk away.

Through the front door there is a good size hallway, with a handy built in store cupboard and a cloakroom. At the front you have a kitchen breakfast room, complete with integrated appliances and slimline quartz worktops. At the rear there is a living room which overlooks the garden, and has a door to the double glazed conservatory. Upstairs, there is a landing with a built in airing cupboard and access to a part boarded and insulated loft. You have three good size bedrooms, the larger two benefiting from fitted wardrobes, with an en-suite shower room to the main bedroom and a separate family bathroom.

Outside there is off road parking for one, which located in front of the single garage. You have a pleasant formal front garden, and a gated side access. At the rear there is a low maintenance lawn garden, which measures around 30ft and has a patio area and fenced boundaries.

There are a number of highly regarded schools that are all within easy reach of the property, and also a local convenience store just around the corner. Redhill town centre is only half a mile away, and offers a great range of high street shops, as well as a shopping centre, 24 hour gym, Sainsburys superstore and a new, multi screen cinema and leisure complex. In addition, Redhill offers exceptional transport links, including mainline trains to London, Gatwick, Guildford and Tonbridge.

- MODERN HOME
- LOUNGE/DINER
- THREE BEDROOMS
- CONSERVATORY
- COUNCIL TAX BAND: E
- CUL DE SAC
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND ENSUITE
- GARAGE AND PARKING
- EPC RATING: B





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

15'9 x 6'7 (4.80m x 2.01m)

**CLOAKROOM**

5'10 x 3'10 (1.78m x 1.17m)

**LOUNGE/DINER**

16'0 x 12'10 (4.88m x 3.91m)

**KITCHEN/BREAKFAST ROOM**

11'5 x 8'11 (3.48m x 2.72m)

**CONSERVATORY**

10'6 x 7'8 (3.20m x 2.34m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'2 x 8'4 (3.40m x 2.54m)

**ENSUITE SHOWER ROOM**

8'4 x 3'10 (2.54m x 1.17m)

**BEDROOM TWO**

10'4 x 8'3 (3.15m x 2.51m)

**BEDROOM THREE**

9'8 x 7'3 (2.95m x 2.21m)

**FAMILY BATHROOM**

7'1 x 6'2 (2.16m x 1.88m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**30FT REAR GARDEN**

**GARAGE**

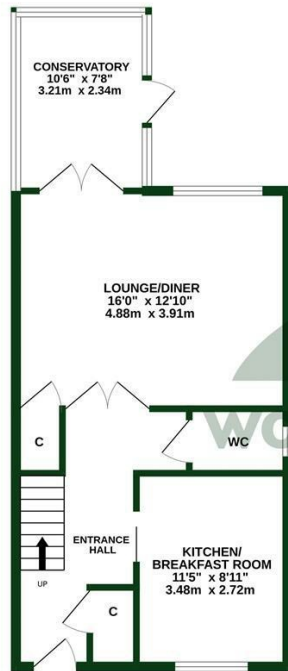
**OFF ROAD PARKING**

**ANNUAL ESTATE CHARGE: £263.71 PER 6 MONTHS**

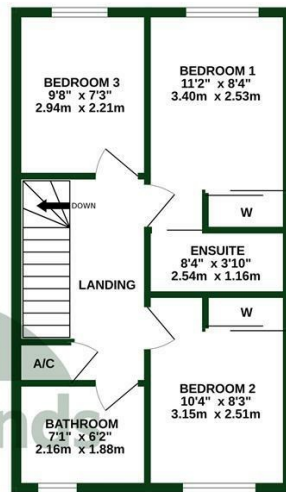




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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 misstatement. This plan is for guidance 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		96
(81-91) B	84	
(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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