



21 SOUTHERN AVENUE, REDHILL, SURREY, RH1 5DE
£525,000
FREEHOLD

***** PRETTY, DOUBLE FRONTED HOME WITH OFF ROAD PARKING, MOMENTS FROM SALFORDS STATION *****

This 1930's built, detached property really is a rare find. Not only it is a characterful home, but it has a stylish interior and generous room sizes.

Through the front door you have an entrance hall with herringbone flooring, built in storage and a striking, recently fitted shower room. You have spacious living room, then across the hall a bright, dual aspect kitchen/dining room, with a bespoke, country style kitchen, a wood burner and direct access to the garden.

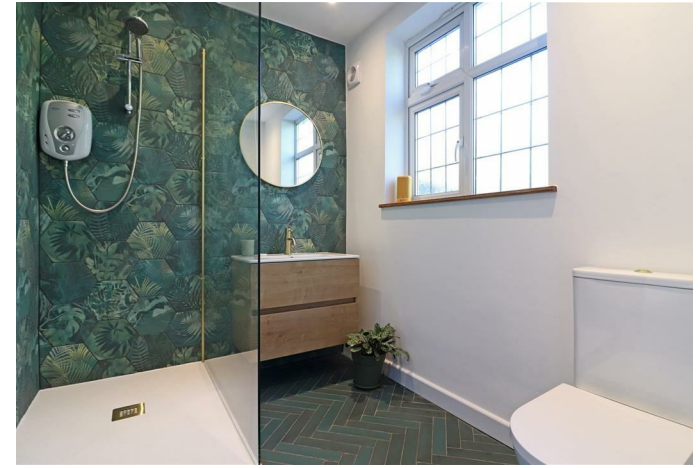
On the first floor, there is a landing area with a window to the rear. The principal bedroom is a generous double, with a bay window to the front, and a door to the Jack & Jill bathroom, which itself has a Velux window to the rear and a built in airing cupboard. There is another sizeable double bedroom, which also has a bay window and is currently being used as a cinema room. In addition, you have a dressing room or possible study, that was previously the 3rd bedroom but has been adapted to suit the current owner's needs.

Outside there is an enclosed front garden, which has a pitched roof arbour and a path to the front door and storm porch. To the side there is ample off road parking for two cars, with the added benefit of an EV charging point. A side gate leads through to a lovely rear garden, that measures 60ft wide, and has a patio area and pergola, two sheds (one which has power) and a summer house with a front deck, power and light.

The location is very convenient, with Salfords Station which is under a minute on foot. Trains from Salfords allow direct access to London Bridge (40 mins) and beyond and Gatwick is just 2 stops away (6 mins). A whole parade of shops just around the corner, including a convenience store, several food outlets, a Miller and Carter restaurant and The Mill House pub and restaurant.

- **DETACHED HOME**
- **GENEROUS LIVING SPACE**
- **THREE BEDROOMS**
- **EV CHARGING POINT**
- **COUNCIL TAX BAND: E**
- **STYLISH INTERIOR**
- **DOUBLE FRONTED**
- **BATHROOM AND SHOWER ROOM**
- **STATION AND SHOPS NEARBY**
- **EPC RATING: D**





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL
20'11 x 4'11 (6.38m x 1.50m)

LOUNGE
15'10 x 11'10 (4.83m x 3.61m)

DINING ROOM
11'6 x 10'8 (3.51m x 3.25m)

KITCHEN
10'4 x 9'10 (3.15m x 3.00m)

DOWNSTAIRS SHOWER ROOM
7'7 x 6'0 (2.31m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'1 x 8'10 + bay (4.60m x 2.69m + bay)

JACK AND JILL BATHROOM
10'5 x 7'3 (3.18m x 2.21m)

BEDROOM TWO
13'10 x 8'10 + bay (4.22m x 2.69m + bay)

STUDY/BEDROOM THREE
9'4 x 4'3 (2.84m x 1.30m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

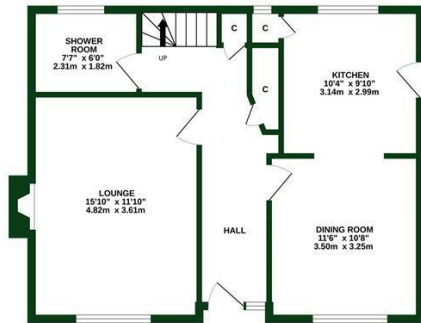
GARAGE

OFF ROAD PARKING FOR TWO CARS

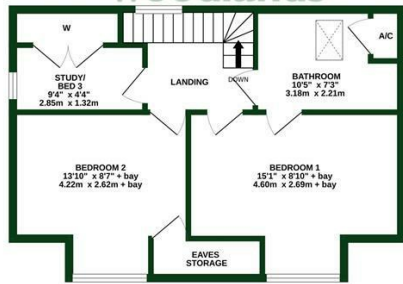
EV CHARGING



GROUND FLOOR TOTAL FLOOR AREA: 1,092 SQ FT (101.4 SQ M) APPROX
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR 497 sq.ft. (46.2 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		83
(81-91) B		
(69-80) C		
(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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