



19 COLLEGE CRESCENT, REDHILL, SURREY, RH1 2HL
£425,000
FREEHOLD

***** SEMI DETACHED TWO BEDROOM HOUSE IN A CUL DE SAC LOCATION CLOSE TO SHOPS *****

Built in 2006, this spacious, two bedroom house benefits from a generous entrance hall, with built in storage and a WC. There is a lounge/dining room to the rear with double glazed French doors to the garden then at the front there is a separate fitted kitchen. On the first floor there is a landing with an airing cupboard and loft access. You have a family bathroom, and two double bedrooms, one of which having built in wardrobes.

Outside there is allocated off road parking located to the side of the house. You have a side access gate, which leads through to a 35ft wide by 25ft deep garden, that has both patio and lawn areas, a wide side return and a south easterly aspect.

Nearby there are a couple of handy local shops, both on Frenches Road, and there is also a bus route that connects into Redhill town centre. Redhill mainline train station can be found less than a mile away, and offers direct services to central London (in around half an hour), as well as links to Guildford, Reading, Gatwick and Tonbridge.

Redhill town centre also offer a wide range of shops, a multi screen cinema complex, Sainsburys superstore, Shopping centre, 24 hour gym, a leisure centre and a weekly local market.

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|-----------------------|--------------------|
| ■ SEMI DETACHED HOUSE | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ TWO BEDROOMS | ■ BATHROOM |
| ■ DOWNSTAIRS WC | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

15'5 x 8'0 (4.70m x 2.44m)

CLOAKROOM

6'0 x 3'5 (1.83m x 1.04m)

LOUNGE/DINING ROOM

15'6 x 12'4 (4.72m x 3.76m)

KITCHEN

11'5 x 7'1 (3.48m x 2.16m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'6 x 11'5(max) (4.72m x 3.48m(max))

BEDROOM TWO

11'10 x 9'9 (3.61m x 2.97m)

BATHROOM

8'1 x 6'6 (2.46m x 1.98m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

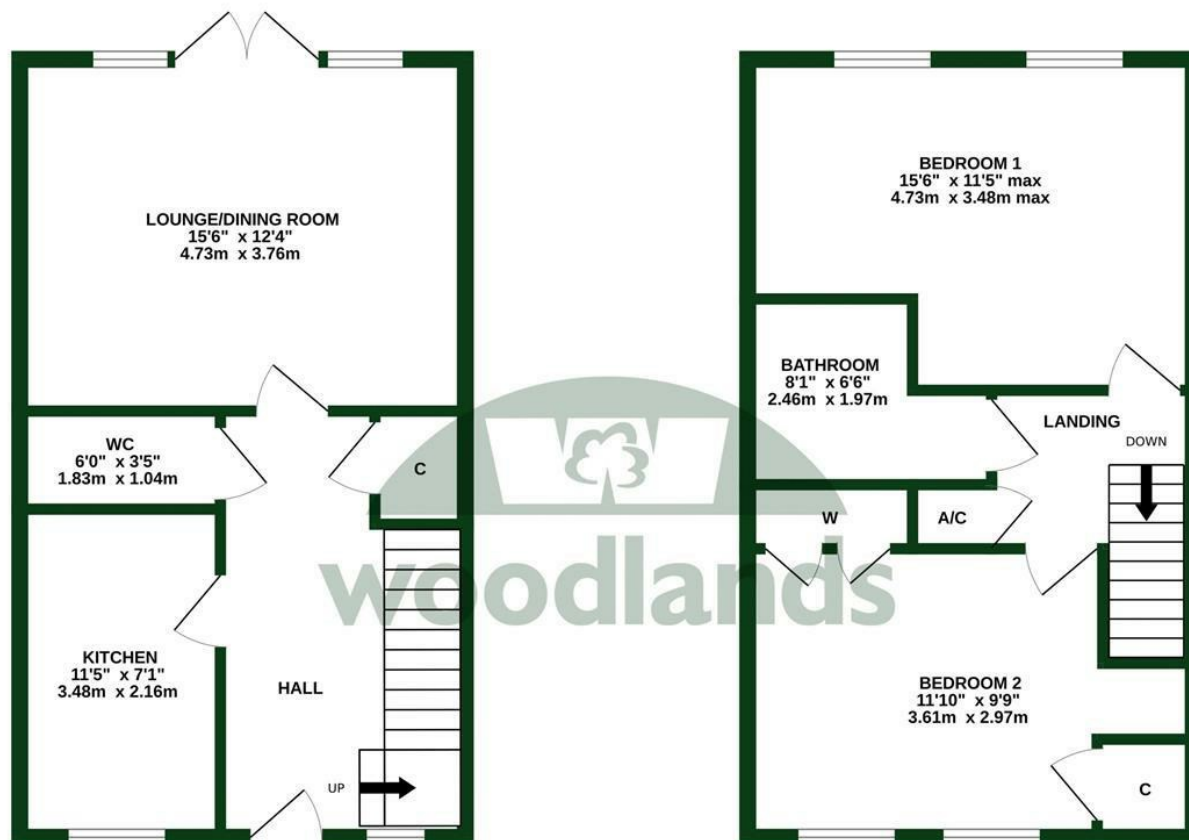
REAR GARDEN

OFF ROAD PARKING

ESTATE CHARGE: £150 PER ANNUM



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx. TOTAL FLOOR AREA: 840 SQ FT (78.0 SQ M) APPROX 1ST FLOOR
420 sq.ft. (39.0 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		90
(81-91) B		
(69-80) C	77	
(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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