



5 CHESTNUT CLOSE, REDHILL, SURREY, RH1 6RL

£350,000

FREEHOLD

***** SEMI DETACHED BUNGALOW, SET WITHIN A WELL MAINTAINED DEVELOPMENT FOR RESIDENTS OVER 55 YEARS OLD *****

This well located, two bedroom bungalow has lovely outlook and is offered with no chain.

Through the front door you have an entrance hall with ample fitted storage. The second bedroom has fitted wardrobes and storage, with a double glazed window to the front. There is a wet room with a window to the side and a fitted airing cupboard, then to the rear is the main bedroom, which has lots of fitted wardrobe space. You have a bright living room, with a box bay window to the front and an opening to a separate dining area, which has double doors to the private patio and a doorway to the fitted kitchen.

Outside you have an allocated parking space within a carport which is situated on Haigh Crescent. There is a well kept pedestrian walkway up to the front door. To the rear there is a private patio, which is open plan to some of the well tended communal areas on offer within Oaklands Park. Residents also benefit from access to the meadow, which is an extensive green space with seating areas.

Nearby there are some local shops, including the well stocked Holborns, which is a family run local business. You also have mainline train services from Earlswood station, and Redhill's bustling town centre is only a mile away, where you have a regular local market, multi screen cinema, and a selection of pubs and restaurants.

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|--------------------------------|---------------------------|
| ■ FOR RESIDENTS OVER 55 | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ PLEASANT OUTLOOK |
| ■ TWO BEDROOMS | ■ WET ROOM |
| ■ DOUBLE GLAZED | ■ CAR PORT |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

13'4 x 5'0(max) (4.06m x 1.52m(max))

LOUNGE

13'3 x 13'3 (4.04m x 4.04m)

DINING ROOM

8'10 x 7'11 (2.69m x 2.41m)

KITCHEN

8'10 x 7'2 (2.69m x 2.18m)

BEDROOM ONE

12'0 x 8'11 (3.66m x 2.72m)

BEDROOM TWO

8'10 x 6'7 (2.69m x 2.01m)

WET ROOM

8'10(max) x 6'4 (2.69m(max) x 1.93m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

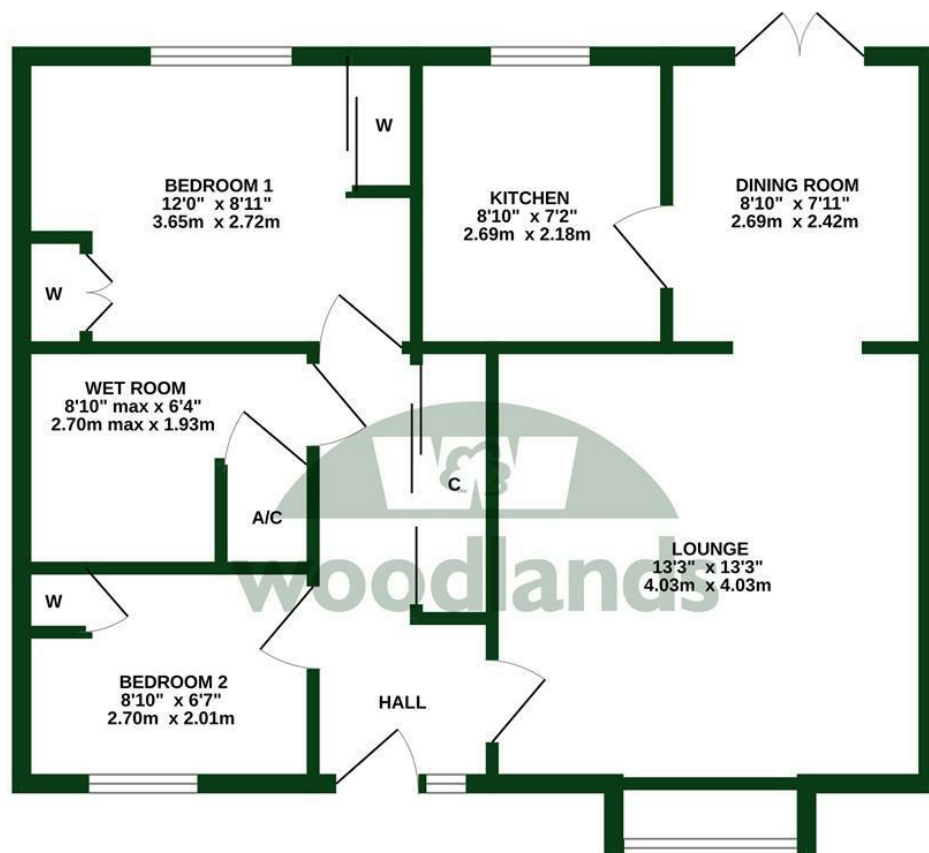
CAR PORT

PRIVATE PATIO

ESTATE CHARGE: £216.35 PER MONTH



GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.5 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		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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