



Yale



woodlands

58 BROOKLANDS WAY, REDHILL, SURREY, RH1 2BW

£775,000

FREEHOLD

***** EXTENDED, DETACHED HOME IN A SUPERBLY CONVENIENT, CUL DE SAC LOCATION WITH A BEAUTIFUL GARDEN *****

Offering spacious and versatile accommodation, this detached house, with a generous corner plot, is located within a short walk of Redhill's bustling town centre and a number of highly regarded schools.

To the front there is a porch, which opens to a reception hall, ideal for a study. The inner hall has built in storage, a downstairs WC and stairs to the first floor. You have a bright, dual aspect living room with sliding doors opening to the garden, as well as a sliding door to a separate dining room, which is also dual aspect and has garden access. You have a spacious kitchen/breakfast room, which has sliding doors to the garden and a double glazed door to the driveway. On the first floor there is a bright landing with built in storage and loft access. You have four bedrooms, and a modern family bathroom.

Outside there is a well kept front garden, and a driveway, which is open to the front, then there are double gates and additional driveway that leads to the detached garage. The main garden wraps around the rear and side of the house, and has been superbly maintained, with a impressive array of planted beds and an extensive lawn.

Nearby there are a number of popular schools for a variety of ages, with the added benefit of being only a short walk to Redhill town centre itself. There you will find a wide range of high street shops as well as the Belfry shopping centre. In addition, the Light cinema complex, as a recently opened venue that has multiple cinema screens, bowling, pool, rock climbing and axe throwing. Redhill offers a regular local market within the main square and one of the fastest direct train services to central London.

- **LARGE PLOT**
- **LOUNGE AND DINING ROOM**
- **FOUR BEDROOMS**
- **GARAGE AND DRIVEWAY**
- **COUNCIL TAX BAND: F**
- **NO CHAIN**
- **KITCHEN/BREAKFAST ROOM**
- **DOWNSTAIRS WC**
- **CONVENIENT LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH

5'1 x 4'7 (1.55m x 1.40m)

RECEPTION HALL

11'0 x 8'5 (3.35m x 2.57m)

INNER HALL

8'1 x 6'4 (2.46m x 1.93m)

CLOAKROOM

6'2 x 3'11 (1.88m x 1.19m)

LOUNGE

22'0" x 17'1"(max) 13'1"(min) (6.71m x 5.21m(max) 3.99m(min))

DINING ROOM

9'9 x 8'2 (2.97m x 2.49m)

KITCHEN/BREAKFAST ROOM

22'8 x 8'1 (6.91m x 2.46m)

FIRST FLOOR

LANDING

17'4 x 6'1 (5.28m x 1.85m)

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

BEDROOM TWO

9'4 x 8'4 (2.84m x 2.54m)

BEDROOM THREE

11'2 x 7'0 (3.40m x 2.13m)

BEDROOM FOUR

11'2 x 6'11 (3.40m x 2.11m)

FAMILY BATHROOM

8'5 x 8'1(max) (2.57m x 2.46m(max))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

110FT X 80FT REAR GARDEN

DRIVEWAY WITH PARKING FOR THREE CARS

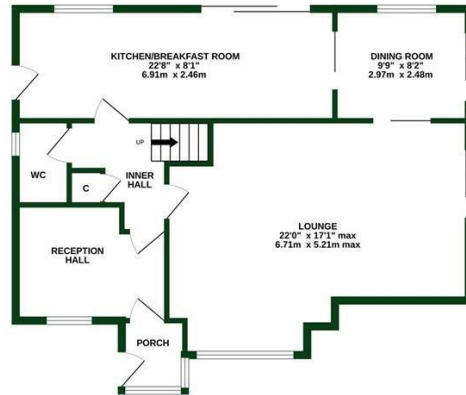
GARAGE

17'0 x 8'2 (5.18m x 2.49m)

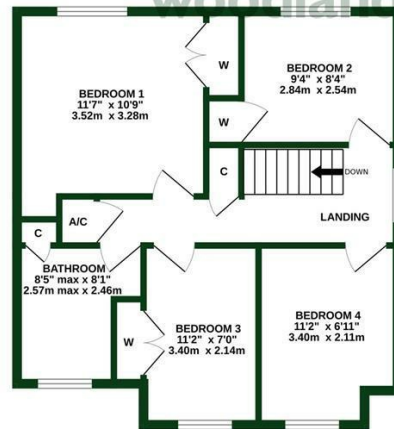


GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.

TOTAL FLOOR AREA: 1344 SQ FT (124.9 SQ M) APPROX



1ST FLOOR
563 sq.ft. (52.3 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		85
(69-80) C	72	
(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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