



woodlands
sale



18 RIDGEWAY ROAD, REDHILL, SURREY, RH1 6PH
OFFERS OVER £550,000
FREEHOLD

***** ATTRACTIVE, DETACHED VICTORIAN HOME IN A HIGHLY DESIREABLE LOCATION OFFERING GREAT POTENTIAL *****

Offered for sale for the first time in over 60 years, this detached Victorian house benefits from having no onward chain and would make an absolutely superb project.

Through the front door you have an entrance porch, which in turns opens through to the hallway, where you have a door under the stairs that provides access to the cellar. There is a lounge to the front with a bay window, and a separate dining room overlooking the garden. To the rear you have a kitchen, with a rear lobby that contains a WC. On the first floor there is a split level landing with a double glazed window to the side, and three bedrooms, as well as a large family bathroom.

Outside, you have an off road parking space, as well as a raised, planted flower bed at the front. There is a covered side access way that leads you though to a lovely, 90ft rear garden, which faces just off west and has extensive lawn and patio areas, as well as a large brick outbuilding, and a smaller one at the foot of the garden.

At the top of Ridgeway Road you can walk straight over onto Redhill Common, which has extensive woodland, and green spaces, as well as some delightful, southerly views stretching out to Gatwick and beyond. There are a couple of independent local shops within a short walk, including the highly popular Deli on the Hill.

Redhill's bustling town centre can be found less than half a mile away, and offers a range of shops, both high street and within the Belfry centre, a Sainsburys superstore, regular local market within the main square, and a modern, multi screen cinema and leisure complex. In addition, Redhill has excellent train services to central London, Guildford, Reading, Gatwick and Tonbridge.

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|------------------------------|-----------------------------|
| ■ DETACHED HOME | ■ GREAT POTENTIAL |
| ■ THREE BEDROOMS | ■ LARGE BATHROOM |
| ■ OFF ROAD PARKING | ■ 90FT GARDEN |
| ■ CELLAR STORAGE | ■ DESIRABLE LOCATION |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE PORCH

4'6 x 4'1 (1.37m x 1.24m)

ENTRANCE HALL

16'1 x 6'0 (4.90m x 1.83m)

CLOAKROOM

3'4 x 2'6 (1.02m x 0.76m)

LOUNGE

13'4 x 12'11(max into bay) (4.06m x 3.94m(max into bay))

DINING ROOM

11'11 x 10'7 (3.63m x 3.23m)

KITCHEN

10'6 x 10'0 (3.20m x 3.05m)

CELLAR

18'0 x 6'9 (5.49m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'6 x 11'0 (4.11m x 3.35m)

BEDROOM TWO

12'2 x 10'7 (3.71m x 3.23m)

BEDROOM THREE

10'0 x 8'9 (3.05m x 2.67m)

BATHROOM

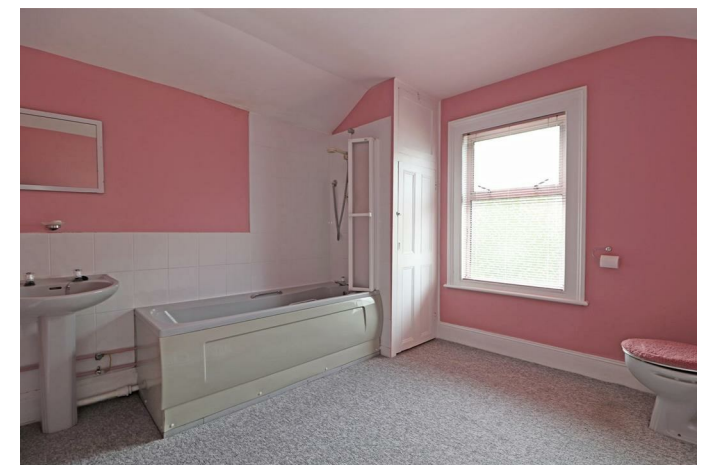
10'6 x 10'1 (3.20m x 3.07m)

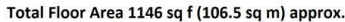
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

90FT REAR GARDEN

OFF ROAD PARKING FOR ONE CAR





TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		53	74
England & Wales		EU Directive 2002/91/EC	

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