



145A



**145A FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ**  
**£425,000**  
**FREEHOLD**

**\*\*\* THREE BEDROOM END OF TERRACE HOUSE, WITH PARKING AND A GARAGE \*\*\***

**\*\*\* FULL REFURBISHMENT REQUIRED \*\*\***

Located to the north of Redhill town, and within easy reach of popular schools and local shops, this 1980's built end terrace house would make an excellent project.

To the front there is parking for two cars, as well as a good size integral garage. Through the front door you have an entrance hall with stairs to the first floor. There is an L-shaped lounge/dining room, with a built in storage cupboard, sliding doors to the rear garden and a doorway to a separate kitchen. Upstairs you have a generous landing area, with loft access and a built in airing cupboard. There is a family bathroom, then three good size bedrooms, the largest of which benefitting from fitted wardrobes.

There is a side access way which leads to the foot of the rear garden, where there are steps up to ground level. The garden is west facing, and has both a patio and lawn area.

Nearby there are a couple of handy local shops for those daily essentials, with the added benefit of a Tesco express around the corner within the Watercolour development. In addition, Lime Tree school is only a short walk from the house, and you are within a mile of Redhill train station, which offers direct service to central London.

- |                       |                          |
|-----------------------|--------------------------|
| ■ NO CHAIN            | ■ REFURBISHMENT REQUIRED |
| ■ LOUNGE/DINING ROOM  | ■ KITCHEN                |
| ■ THREE BEDROOMS      | ■ WEST FACING GARDEN     |
| ■ GARAGE              | ■ DRIVEWAY               |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D          |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

7'7 x 6'6 (2.31m x 1.98m)

##### LOUNGE/DINING ROOM

22'4 x 16'5(max) (6.81m x 5.00m(max))

##### KITCHEN

9'3 x 7'7 (2.82m x 2.31m)

##### FIRST FLOOR

##### LANDING

10'10 x 5'9 (3.30m x 1.75m)

##### BEDROOM ONE

13'1 x 9'5 (3.99m x 2.87m)

##### BEDROOM TWO

12'2 x 8'4 (3.71m x 2.54m)

##### BEDROOM THREE

12'2 x 7'8 (3.71m x 2.34m)

##### BATHROOM

5'11 x 5'2 (1.80m x 1.57m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### REAR GARDEN

##### GARAGE

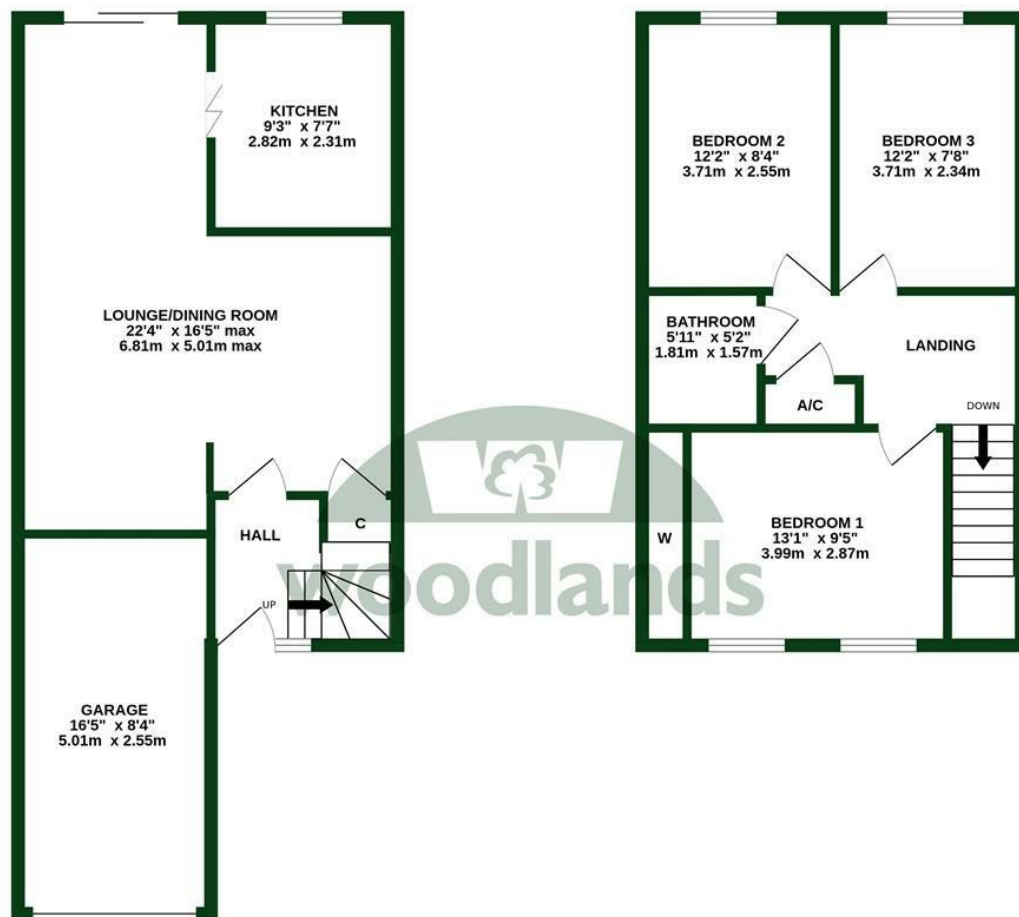
16'5 x 8'5 (5.00m x 2.57m)

##### OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq ft (91.9 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		79
(55-68) D	62	
(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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