



**59 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AH**  
**£325,000**  
**FREEHOLD**

**\*\*\* RARELY AVAILABLE ONE BEDROOM HOUSE IN THE SOUGHT AFTER WORDSWORTH MEAD DEVELOPMENT \*\*\***

This home is tucked away, fronting a small green bringing nature to your doorstep. It is a great opportunity for a first time buyer or down sizer looking for a freehold property.

Set in a cul-de-sac location, the town centre and train station are easily accessible by foot - making for the ideal combination of convenience and seclusion.

The house itself offers a fantastic open plan living space that uses the handy breakfast bar as the visual division between the kitchen and lounge area. Off of the lounge is a well sized conservatory that could serve as a dining area and this has direct access out to the private garden. The garden itself has a southerly aspect and is low maintenance with a patio area, and raised circular shingle bed. There are mature climbers and a side access gate.

Upstairs is a dual aspect double bedroom with wall to wall built in wardrobes giving plenty of storage. The bathroom is well appointed and has a window to the front.

The house is double glazed throughout, has modern electric heating and is in excellent decorative condition. In addition, there is an allocated parking space and plenty of visitor spaces.

A viewing is highly recommended.

- |                             |                             |
|-----------------------------|-----------------------------|
| ■ ONE BEDROOM HOUSE         | ■ OPEN PLAN LIVING SPACE    |
| ■ CONSERVATORY              | ■ DOUBLE BEDROOM            |
| ■ PRIVATE GARDEN            | ■ ALLOCATED PARKING         |
| ■ GOOD CONDITION THROUGHOUT | ■ CLOSE TO TOWN AND STATION |
| ■ COUNCIL TAX BAND: C       | ■ EPC RATING: D             |





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

##### **LOUNGE**

13'4 x 10'7 (4.06m x 3.23m)

##### **KITCHEN**

9'2 x 8'7 (2.79m x 2.62m)

##### **CONSERVATORY**

10'4 x 10'3 (3.15m x 3.12m)

##### **FIRST FLOOR**

##### **LANDING**

##### **DOUBLE BEDROOM**

11'9 x 8'9 + wardrobes (3.58m x 2.67m + wardrobes)

##### **BATHROOM**

##### **ELECTRIC HEATING**

##### **DOUBLE GLAZED WINDOWS**

##### **ALLOCATED PARKING FOR ONE CAR**

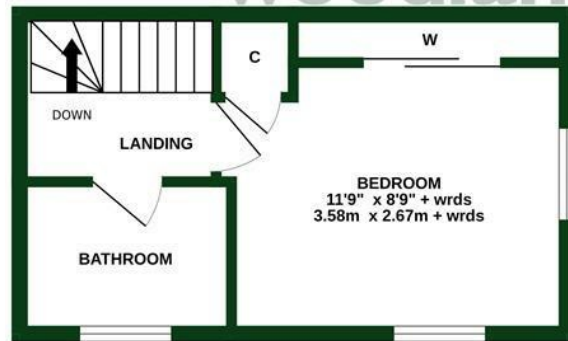
##### **SOUTH FACING GARDEN**



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

To view this property please call 01737 771777

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