ADT
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7 ALPINE ROAD, REDHILL, SURREY, RH1 2HY
£399,950
FREEHOLD

Delightful character cottage, in a convenient, cul de sac location, with the added bonus of no onward chain.

This Victorian end of terrace house is offered for sale with no chain and in good condition throughout, so a genuine turn key home.

On the ground floor there is a side door and entrance lobby, a living room with a bay window to the front, a separate dining room with a window overlooking the garden, a handy storage cupboard under the stairs and a doorway to a well appointed kitchen with a door to the rear garden. Upstairs there is a double bedroom to the front, and another bedroom to the rear, as well as a bathroom with a double glazed window to the side.

To the front there is a walled boundary and parking on the street, a side passage and gate leads you through to a pleasant, south facing garden with both lawn and patio areas.

Redhill town centre and train station are less than a mile away, where you will find an excellent range of transport links, including direct trains to central London in as little as 29 minutes, services to Gatwick Airport, Guildford, Reading and Tonbridge to the east. There are also many bus routes to connect you with Reigate town centre, East Surrey Hospital, Horley, Crawley, Merstham and right up through to Croydon.

The town itself has plenty of choice to high street shops, as well as a shopping centre, library, 24 hour gym and a multi screen cinema and leisure complex, with some excellent restaurants.

- **CHARACTER COTTAGE**
- **TWO RECEPTION ROOMS**
- **TWO BEDROOMS**
- **CLOSE TO SHOPS**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **MODERN KITCHEN**
- **SOUTH FACING GARDEN**
- **CUL DE SAC**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL
3'6 x 3'6 (1.07m x 1.07m)

LOUNGE
13'6 x 11'4 (4.11m x 3.45m)

DINING ROOM
11'9 x 11'4 (3.58m x 3.45m)

KITCHEN
10'8 x 5'7 (3.25m x 1.70m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'4 x 11'3 (3.45m x 3.43m)

BEDROOM TWO
11'4 x 6'6 (3.45m x 1.98m)

BATHROOM
7'2 x 4'11 (2.18m x 1.50m)

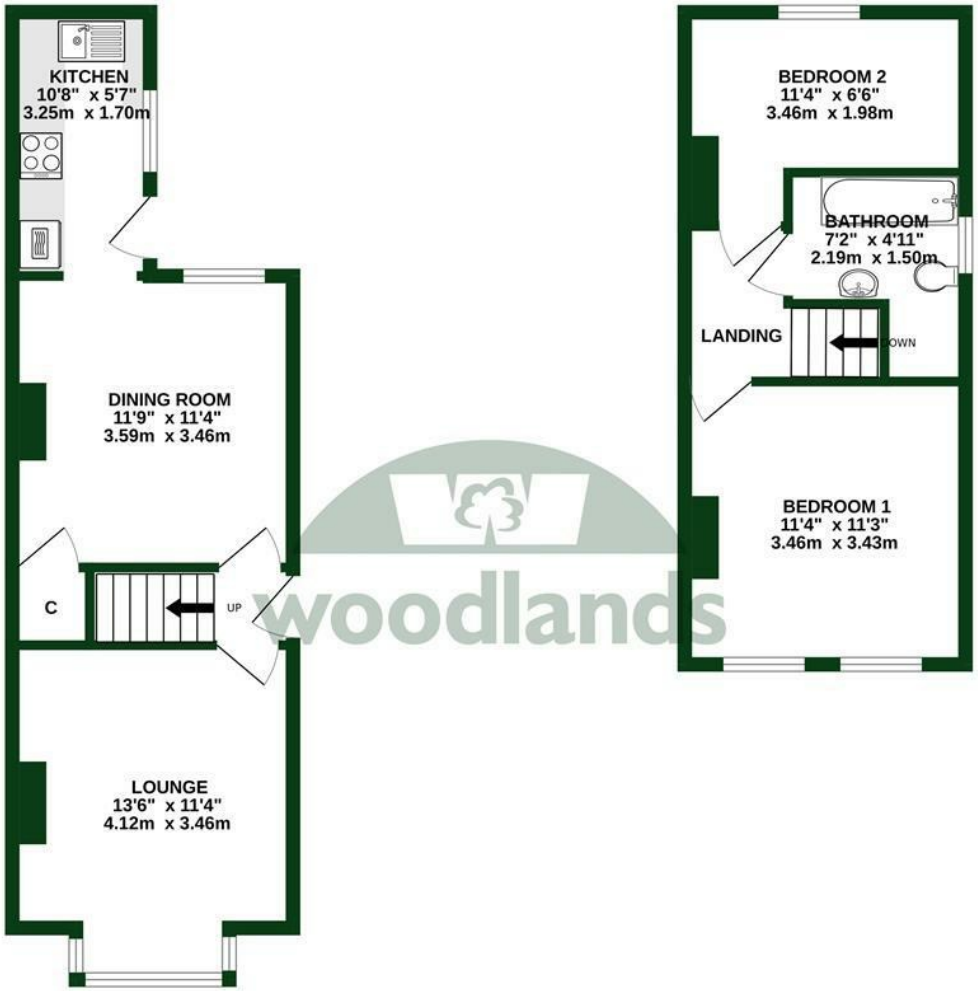
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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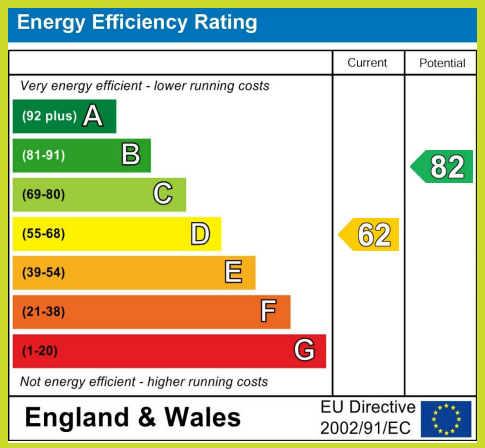

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