



119



109 KEATS AVENUE, REDHILL, SURREY, RH1 1AF

£409,950

FREEHOLD

***** CHAIN FREE TWO BEDROOM, TWO BATHROOM HOUSE IN A SECLUDED SPOT *****

Located within the highly popular Poets development, only half a mile from Redhill town and station, you will find this rarely available two bedroom, two bathroom variant of the very popular starter homes built in the 1990's.

To the front there is a pleasant open garden area, you have an entrance porch, beyond which there is a living room with stairs to the first floor. A wide opening leads to a kitchen and dining room at the rear, with sliding doors directly to the secluded garden. On the first floor there is a landing with loft access and an airing cupboard. You have two good size bedrooms, a family bathroom and an en-suite shower room.

Outside, the rear garden has a tree lined backdrop, and is mostly laid to lawn with a patio area. In addition, the garden has a door that opens directly into your single garage. To the front of the garage there is off road parking for two cars, and the garage has an up and over door as well as power and light.

Redhill town centre is only half a mile away, there you will find a great range of high street shops, a regular local market, the Belfry shopping centre, a modern, multi screen cinema and leisure complex, 24 hour gym, Sainsburys superstore and superb transport links, including trains to central London in as little as 29 minutes.

- **QUIET LOCATION**
- **BATHROOM & ENSUITE**
- **LOUNGE**
- **40FT GARDEN**
- **COUNCIL TAX BAND: D**
- **2 BEDROOMS**
- **NO CHAIN**
- **KITCHEN & DINING ROOM**
- **GARAGE & PARKING**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

4'8 x 2'0 (1.42m x 0.61m)

LOUNGE

14'11 x 12'5 (4.55m x 3.78m)

DINING ROOM

9'4 x 8'6 (2.84m x 2.59m)

KITCHEN

9'4 x 6'1 (2.84m x 1.85m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'6 x 8'7 (3.81m x 2.62m)

ENSUITE SHOWER ROOM

6'4 x 6'0 (1.93m x 1.83m)

BEDROOM TWO

9'6 x 8'4 (2.90m x 2.54m)

BATHROOM

6'5 x 6'3 (1.96m x 1.91m)

GAS CENTRAL HEATING

40FT REAR GARDEN

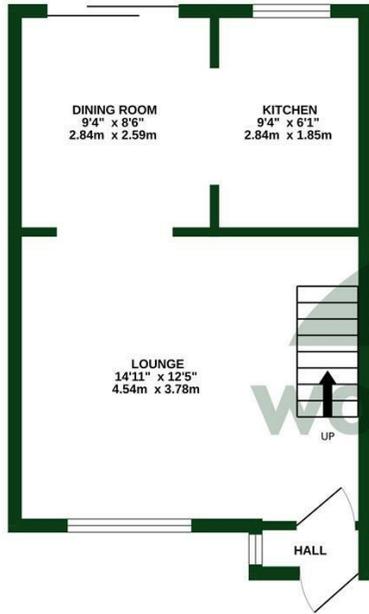
GARAGE

16'5 x 8'4 (5.00m x 2.54m)

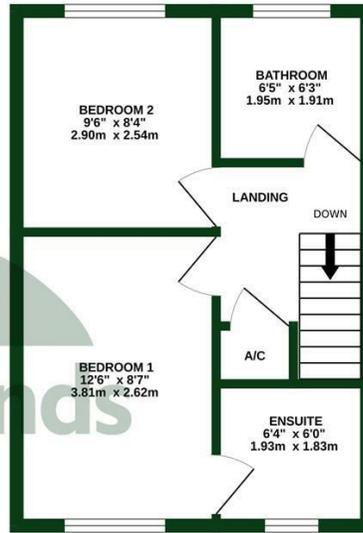
TWO PARKING SPACES



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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