woodlands

3 SHIRE PLACE, REDHILL, SURREY, RH1 6DN
£390,000
FREEHOLD

Perfect first home, in a lovely cul de sac location within the heart of Earlswood, benefitting from a car port and allocated parking, as well as no chain.

Built in the year 2000, this two bedroom terraced house offers an ideal option for a wonderful first home.

On the ground floor there is an entrance hall with built in storage, a fitted kitchen to the front, a bright, lounge dining room to the rear with direct access to the south facing garden, two double bedrooms upstairs and a family bathroom.

In addition there is gas central heating, double glazed windows, and not only an allocated parking space, but a carport also.

To the rear there is a sunny, low maintenance garden, that has a patio area and is south facing.

Nearby there are some highly sought after schools, lovely public green spaces, a superb local shop and pub, as well as a mainline train station with direct links to central London and Gatwick airport.

- **NO CHAIN**
- **SUPERB FIRST HOME**
- **SOUTH FACING GARDEN**
- **CUL DE SAC**
- **COUNCIL TAX BAND: D**
- **CONVENIENT LOCATION**
- **TWO BEDROOMS**
- **CAR PORT AND ALLOCATED SPACE**
- **STATION NEARBY**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
9'3 x 5'10 (2.82m x 1.78m)

LOUNGE/DINING ROOM
15'0 x 12'2 (4.57m x 3.71m)

KITCHEN
9'4 x 5'9 (2.84m x 1.75m)

FIRST FLOOR

LANDING

BEDROOM ONE
10'1 x 8'6 (3.07m x 2.59m)

BEDROOM TWO
10'0 x 9'0 (3.05m x 2.74m)

BATHROOM
6'10 x 5'7 (2.08m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

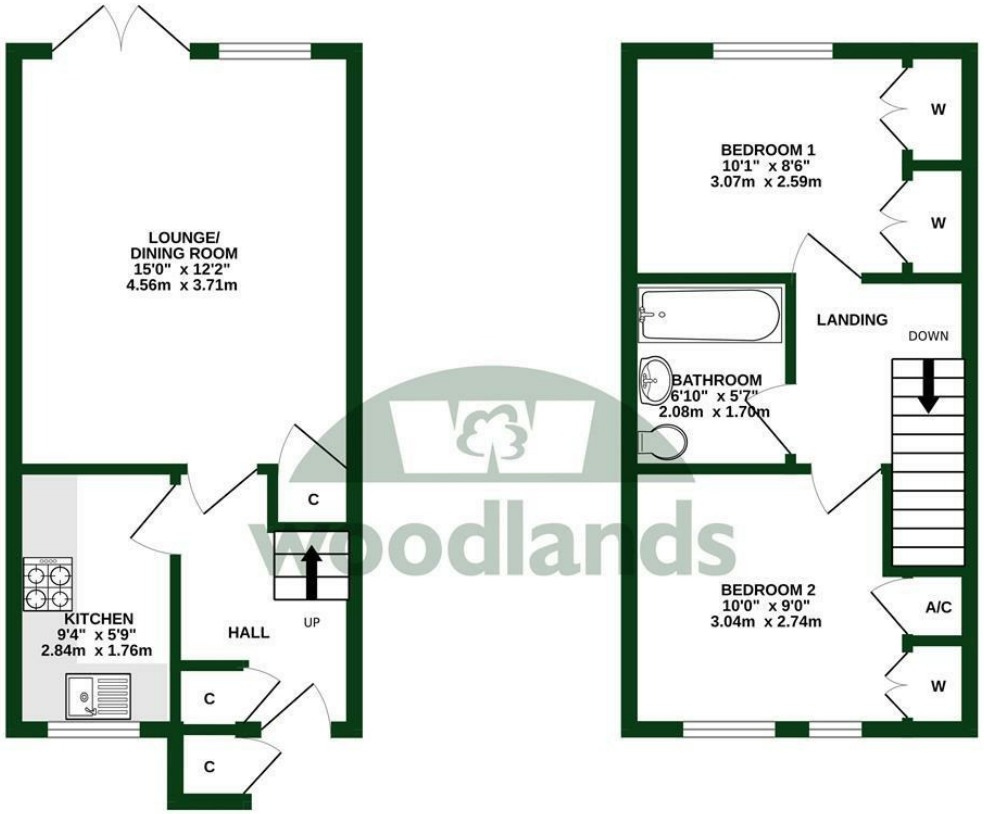
35FT SOUTH FACING GARDEN

CAR PORT

ALLOCATED PARKING SPACE

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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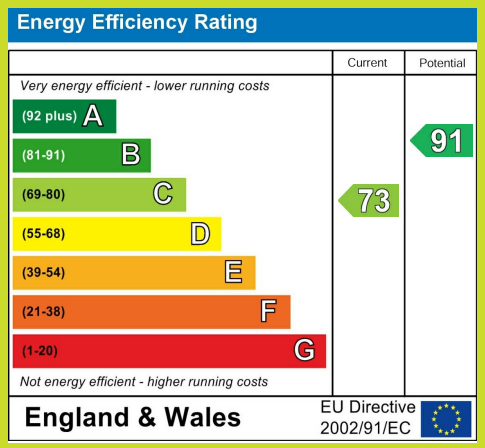

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