



25 CARLTON GREEN, REDHILL, SURREY, RH1 2DB

**£900,000
FREEHOLD**

*** AVAILABLE FOR THE FIRST TIME IN OVER 50 YEARS ***

*** WONDERFUL, DETACHED HOME WITH A LOVELY GARDEN, IN A HIGHLY DESIRABLE LOCATION ***

This five bedroom detached house offers great space and superb further potential, all situated close to some of the areas best schools and plenty of stunning countryside.

To the front there is a driveway for several cars, as well as giving access to a large, attached garage.

Through the front door there is a spacious entrance hall, with built in storage and a cloakroom. There is a bright living room with large sliding doors to the rear garden, and double doors to a separate dining room. To the front there is a fitted kitchen, which has a door to the covered side passage, which doubles as a handy storage and utility area. Up on the first floor there is a bright landing, with an airing cupboard and loft access. There are three double bedrooms, all of which benefitting from built in wardrobes and then you have two further bedrooms, and a dual aspect family bathroom.

At the rear you have a beautifully maintained, mature garden, that extends to around 90ft, and has a southerly aspect. There is a greenhouse, large patio area, and extensive lawns.

The house is within walking distance of St Bedes and Royal Alexander and Albert schools, with a selection of primary schools also nearby. In addition, you have the convenience of a bustling commuter town centre less than a mile away, which offers mainline trains to central London, a wide range of shops, regular local market and a multi screen cinema and leisure complex.

- DETACHED HOME
- FIVE BEDROOMS
- WELL KEPT GARDEN
- SUPERB LOCATION
- COUNCIL TAX BAND: F
- GREAT POTENTIAL
- DRIVEWAY AND GARAGE
- RARELY AVAILABLE
- NO CHAIN
- EPC RATING: E





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL
13'0 x 10'5 (3.96m x 3.18m)

CLOAKROOM
4'2 x 2'10 (1.27m x 0.86m)

LOUNGE
14'0 x 12'9 (4.27m x 3.89m)

DINING ROOM
10'2 x 9'10 (3.10m x 3.00m)

KITCHEN
10'9 x 9'3 (3.28m x 2.82m)

LEAN TO UTILITY
17'7 x 4'2 (5.36m x 1.27m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'0 x 10'5 (3.66m x 3.18m)

BEDROOM TWO
12'1 x 8'8 (3.68m x 2.64m)

BEDROOM THREE
10'11 x 9'10 (3.33m x 3.00m)

BEDROOM FOUR
8'3 x 8'0 (2.51m x 2.44m)

BEDROOM FIVE
10'6 x 6'7 (3.20m x 2.01m)

BATHROOM
8'7 x 5'11 (2.62m x 1.80m)

GAS CENTRAL HEATING

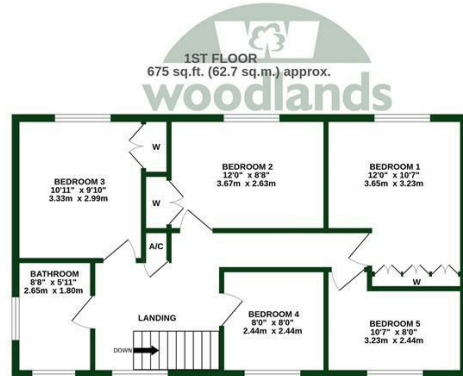
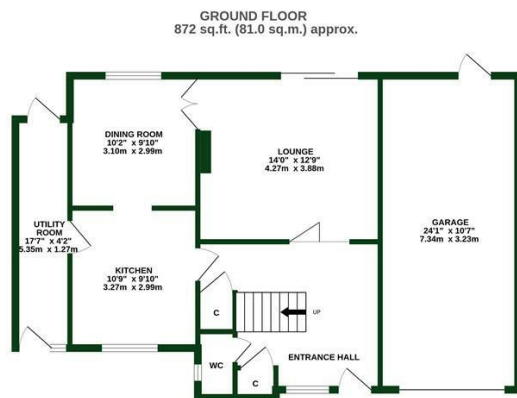
DOUBLE GLAZED WINDOWS

90FT REAR GARDEN

OFF ROAD PARKING FOR 2/3 CARS

ATTACHED GARAGE
24'1 x 10'7 (7.34m x 3.23m)





TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m) approx.

While 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 errors, omissions or misrepresentation. 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		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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