



430

128

Mon - Fri
10-11am

13

124



128 GARLANDS ROAD, REDHILL, SURREY, RH1 6NZ

**£365,000
FREEHOLD**

Refurbished Victorian home with off road parking, and a west facing garden, only 10 minutes from the town and station.

Garlands Road is a popular spot just on the outskirts of Redhill's bustling town centre. The house was built in the late Victorian era, and has the handy bonus of a private driveway, giving you parking for one car.

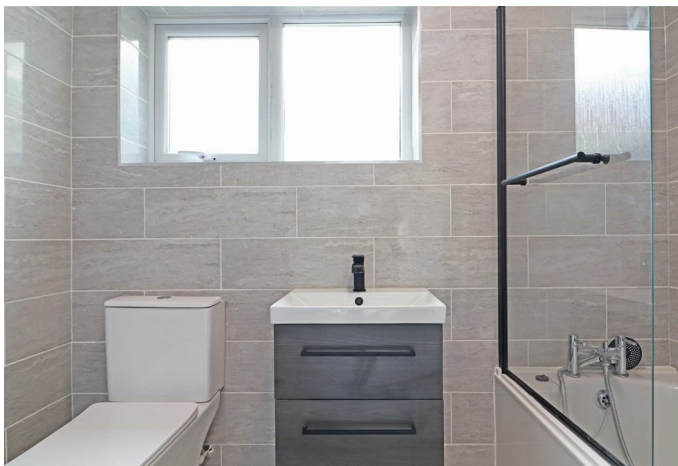
Through the front door there is a living room with a double glazed window to the front, an inner lobby has stairs to the first floor, beyond which there is a dining room and separate kitchen with garden access, and a new bathroom. Upstairs there are two double bedrooms and loft access.

Outside you have the driveway to the front, then at the rear there is a 50ft, west facing garden, which has both lawn and patio areas, with a right of way for rear access.

Within Garlands Road there is a great local shop, perfect for those day to day essentials. 10 minutes on foot gets you into the busy town centre of Redhill, which has a shopping centre, multi screen cinema and leisure complex, Sainsburys superstore and a brilliant weekly market in the main square. In addition, Redhill train station offer excellent services to central London, Gatwick, Guildford, Reading and Tonbridge.

- VICTORIAN HOME
- TWO BEDROOMS
- 50FT WEST FACING GARDEN
- CLOSE TO TOWN
- COUNCIL TAX BAND: C
- REFURBISHED
- GROUND FLOOR BATHROOM
- OFF ROAD PARKING
- NO CHAIN
- EPC RATING: D





ROOM DIMENSIONS:

FRONT DOOR

LOUNGE

11'7 x 10'6 (3.53m x 3.20m)

DINING ROOM

11'7 x 10'5 (3.53m x 3.18m)

KITCHEN

8'3 x 7'2 (2.51m x 2.18m)

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'7 x 10'7 (3.53m x 3.23m)

BEDROOM TWO

11'7 x 10'6 (3.53m x 3.20m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

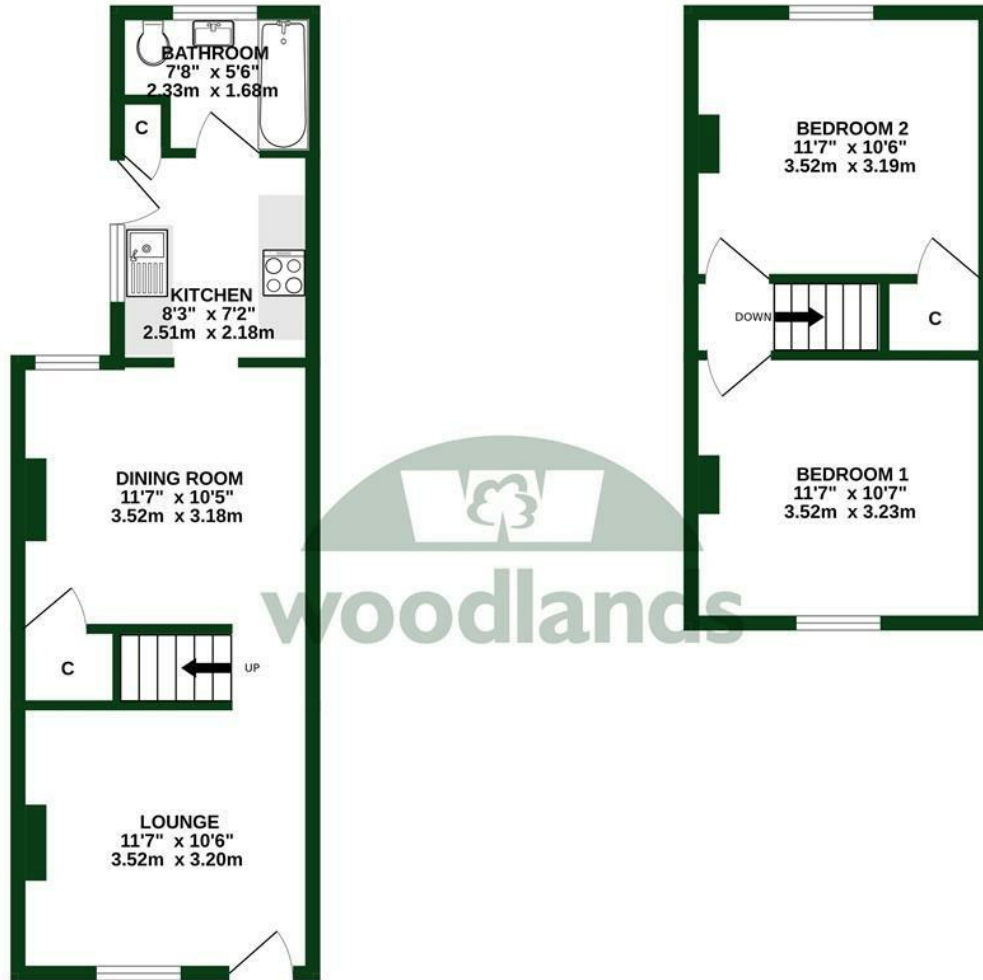
50FT WEST FACING GARDEN

OFF ROAD PARKING



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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			82
(69-80) C			
(55-68) D		63	
(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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www.woodlands-estates.co.uk

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