



## 54 WESTWAY GARDENS, REDHILL, SURREY, RH1 2JB

£524,950  
FREEHOLD

Excellent family home, in a quiet and highly desirable location, with a lovely corner plot, parking and a garage.

Westway gardens has long been a sought after corner of Redhill, with it's family oriented vibe and strong community feel, as well as having some great schools within walking distance.

The property has an entrance hall with windows to the front and side, in addition to some storage built in under the stairs. You have a doorway to a good size living room, that has a double glazed window the front. Double doors lead into a dining room, that has access to and overlooks the rear garden. You have a separate kitchen, which is accessible from either the hallway or the dining room, with the additional benefit of having a side door to the enclosed, side access, that functions as a utility area and a very handy storage space. Up on the first floor there is a landing with a double glazed window to the side, loft access and a built in airing cupboard. You have three bedrooms, two of which are good size doubles with fitted wardrobes.

Outside there is a great corner plot, with a large frontage and low walled boundary, side garden area with a single garage and driveway for a few cars. At the rear is an enclosed, and mature 40ft garden that has a well kept lawn, treelined and hedge boundaries, a patio area and a covered area at the foot.

Both Limes Tree and RAA schools are within walking distance, as are a couple of useful local shops and a Tesco Express. Redhill town centre and mainline train station are just under a mile to the south, meaning you have a great range of high street shops, a multi screen cinema, regular market and fast trains to London and Gatwick, all within an easy walk.

- SUPERB FAMILY HOME
- SEMI DETACHED
- GOOD SIZE GARDEN
- QUIET LOCATION
- COUNCIL TAX BAND: E
- NO CHAIN
- THREE BEDROOMS
- PARKING AND GARAGE
- SCHOOLS NEARBY
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
12'0 x 6'0 (3.66m x 1.83m)

**LOUNGE**  
14'3 x 11'4 (4.34m x 3.45m)

**DINING ROOM**  
10'11 x 10'0 (3.33m x 3.05m)

**KITCHEN**  
10'7 x 9'3 (3.23m x 2.82m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
11'5 x 11'5 (3.48m x 3.48m)

**BEDROOM TWO**  
12'0 x 10'8 (3.66m x 3.25m)

**BEDROOM THREE**  
9'0 x 8'5 (2.74m x 2.57m)

**BATHROOM**  
5'4 x 5'2 (1.63m x 1.57m)

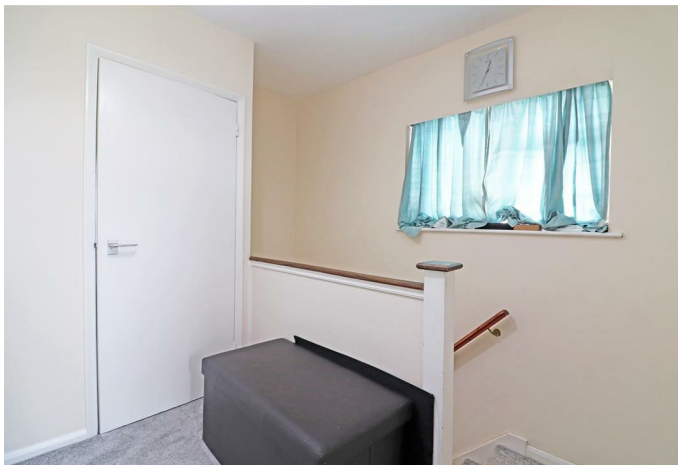
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**GARAGE**

**OFF ROAD PARKING FOR 1/2 CARS**

**40FT GARDEN**





# woodlands

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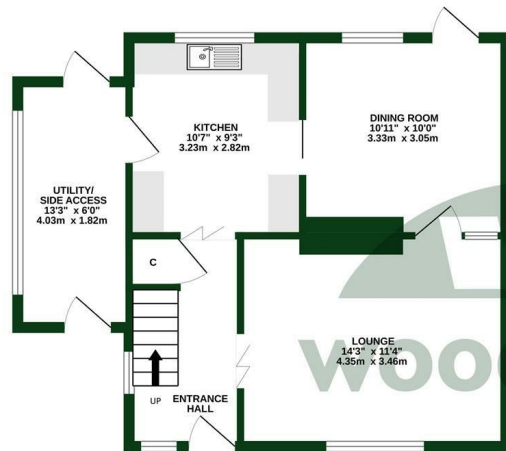
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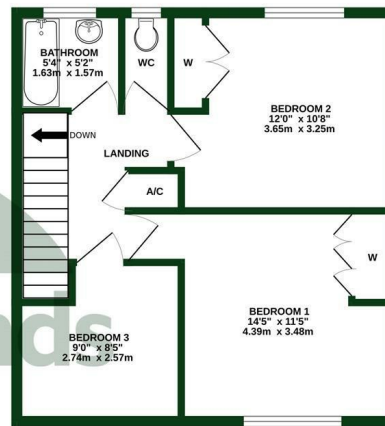


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GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



**TOTAL FLOOR AREA : 962 sq.ft. (89.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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