



  
**woodlands**  
01737 771777  
**for sale**  
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**woodlands**

**17 SPARROWSMEAD, REDHILL, SURREY, RH1 2EJ**

**£450,000  
FREEHOLD**

Tucked away in a quiet little spot, yet still within easy reach of Redhill town and station, this bright, three bedroom, end of terrace house is well worth a closer look.

To the front of the house there is a double glazed porch, which leads onto an entrance hall, complete with built in storage and a cloakroom. There is a good size kitchen, with a double glazed window to the front. At the rear you have a bright, dual aspect living space, that overlooks the rear garden, and has a door to a double glazed conservatory. On the first floor there is a landing with loft access and an airing cupboard, three bedrooms and a family bathroom with a double glazed window to the side.

Outside there is a front garden area, and a pedestrian access leading to the communal parking area. At the rear you have a well maintained, west facing garden, that has both lawn and patio areas, as well as a rear access gate to additional parking and a garage complex, where you have your own single garage.

Near the entrance to the development there is a lovely nature area, with a duck pond and some benches. There is also a bus stop nearby, offering easy access to Redhill town centre, which is just over half a mile from the house. The centre has a weekly local market, shopping centre, library, RHS walk in centre, multi screen cinema complex, a great range of restaurants and superb mainline rail links to central London, Guildford, Reading, Tonbridge and Gatwick.

- END OF TERRACE
- GARAGE IN A BLOCK
- THREE BEDROOMS
- GREAT LOCATION
- COUNCIL TAX BAND: D
- CUL-DE-SAC
- WEST FACING GARDEN
- DUAL ASPECT LIVING SPACE
- COMPLETE CHAIN
- EPC RATING: C





**ROOM DIMENSIONS:**

**FRONT DOOR TO:**

**ENTRANCE PORCH**

4'04" x 2'04" (1.32m x 0.71m)

**DOOR TO:**

**HALLWAY**

11'03" x 6'02" (3.43m x 1.88m)

**KITCHEN**

7'01" x 11'03" (2.16m x 3.43m)

**LIVING/DINING ROOM**

13'09" x 17'11" (4.19m x 5.46m)

**CONSERVATORY**

6'0" x 7'07" (1.83m x 2.31m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

12'01" x 8'09" (3.68m x 2.67m)

**BEDROOM TWO**

6'07" x 11'06" (2.01m x 3.51m)

**BEDROOM THREE**

7'02" x 8'05" (2.18m x 2.57m)

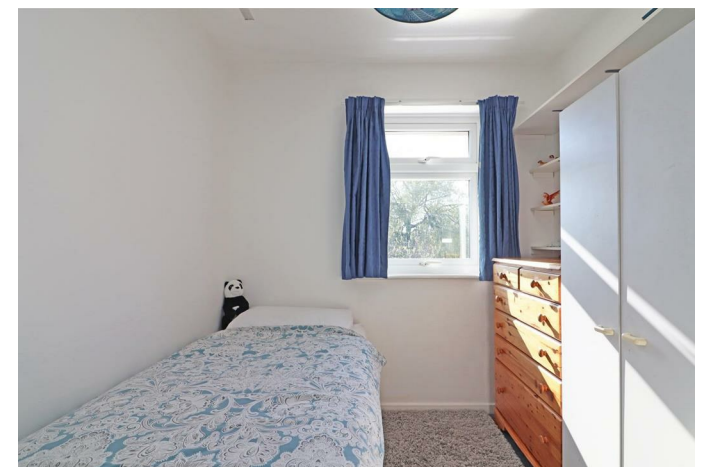
**BATHROOM**

7'07" x 8'02" (2.31m x 2.49m)

**OUTSIDE**

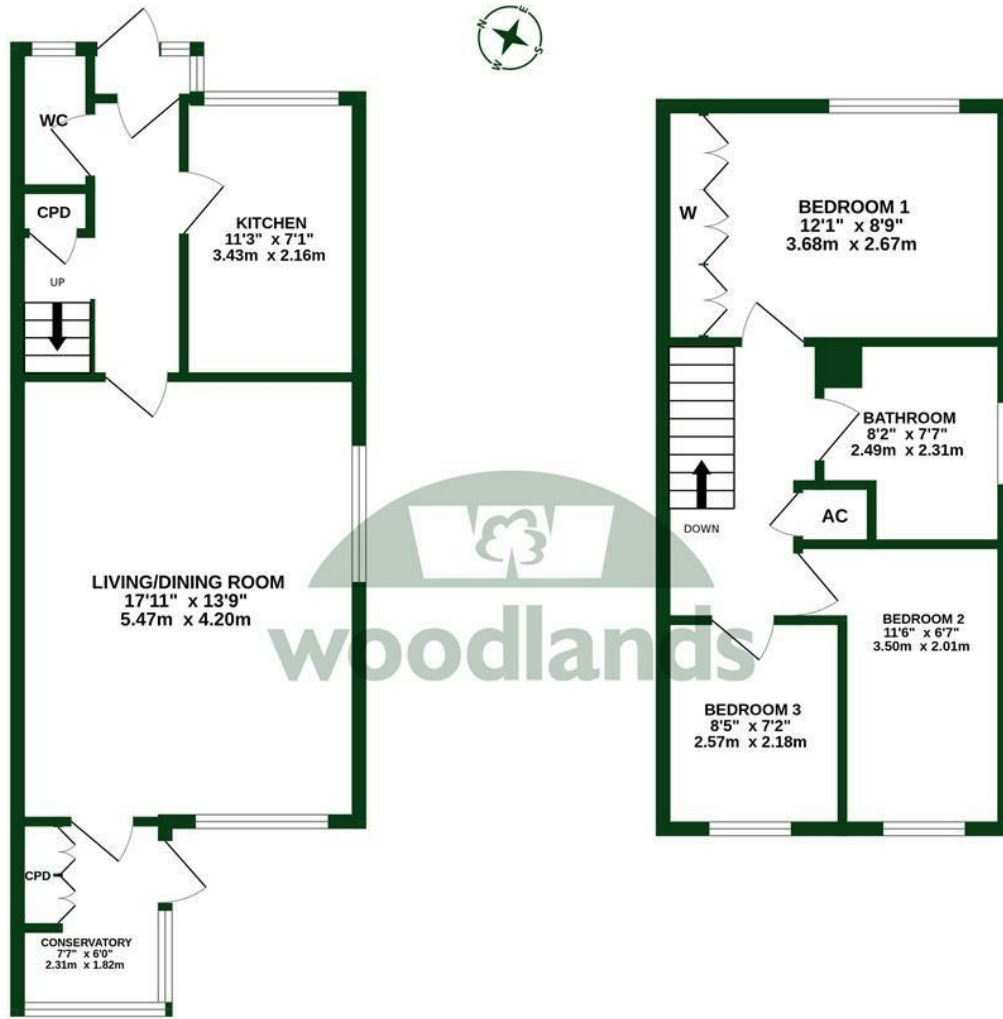
**WEST FACING REAR GARDEN**

**GARAGE IN A BLOCK**



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</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	

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