



### 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**

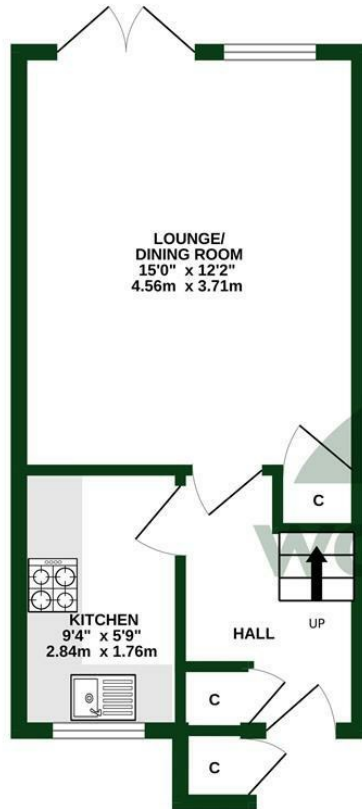
##### **35FT SOUTH FACING GARDEN**

##### **CAR PORT**

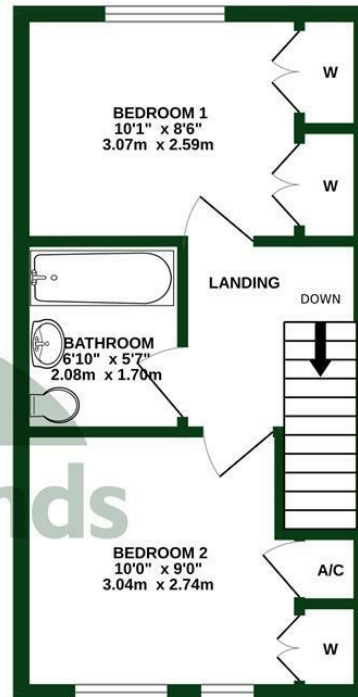
##### **ALLOCATED PARKING SPACE**



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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| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) A                                 |                         | 91                                                                                    |
| (81-91) B                                   |                         |                                                                                       |
| (69-80) C                                   | 73                      |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (39-54) E                                   |                         |                                                                                       |
| (21-38) F                                   |                         |                                                                                       |
| (1-20) G                                    |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| England & Wales                             | EU Directive 2002/91/EC |  |

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