12
woodlands

12 WESTMEAD DRIVE, SALFORDS, REDHILL, SURREY, RH1 5DB
£500,000
FREEHOLD

This extended three bedroom family home offers everything the growing family needs, and is available with no onward chain!

Situated in the popular village of Salfords, the house is within walking distance of the mainline railway station and local shops, as well as plenty of countryside walks & cycle routes for those who love to get outside.

The feeling of space, both inside and out is prominent throughout the house starting with the large entrance hall that welcomes you in. It has a fitted coat cupboard and access to all rooms. The 18ft dual aspect living room, with it's large patio doors to the rear, wraps into the contemporary kitchen/diner giving a fantastic open plan space that is distinctly zoned for family life. The useful utility room is tucked off the kitchen and also provides the internal access to the oversized garage. Also on the ground floor is a modern shower room with a built in shower, w.c and basin.

Upstairs the open landing with a large south facing window has a built in airing cupboard and leads to the three bedrooms. The larger two of the bedrooms have built in wardrobe cupboards, and the family bathroom is again finished in a modern style with a white suite incorporating the bath with a shower above, wc and basin.

Outside to the front is a large driveway with space for 3-4 cars, and a mature garden area. The garage which measures over 24ft, has an electric door to the front and double doors to the rear. The back garden is well over a 100ft and is south facing, mainly laid to lawn with a large patio and mature borders, there are two brick built store sheds as well.

Presented in excellent condition, and being chain free this is a fantastic opportunity, that also offers scope for further extension (STPP) if wanted, a viewing is highly recommended.

- **EXTENDED FAMILY HOME**
- **THREE BEDROOMS**
- **LARGE SOUTH FACING GARDEN**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **OPEN PLAN LIVING SPACE**
- **BATHROOM AND SHOWER ROOM**
- **24FT GARAGE**
- **NO CHAIN**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
15'7 x 6'0 (4.75m x 1.83m)

SHOWER ROOM
7'3 x 6'0 (2.21m x 1.83m)

LOUNGE/DINER
18'11 x 11'0 (5.77m x 3.35m)

KITCHEN/DINING ROOM
14'7 x 11'2 (4.45m x 3.40m)

UTILTY ROOM
6'1 x 4'3 (1.85m x 1.30m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'3 x 11'2 (3.43m x 3.40m)

BEDROOM TWO
11'2 x 9'1 (3.40m x 2.77m)

BEDROOM THREE
10'2 x 7'5(max) (3.10m x 2.26m(max))

BATHROOM
7'3 x 5'6 (2.21m x 1.68m)

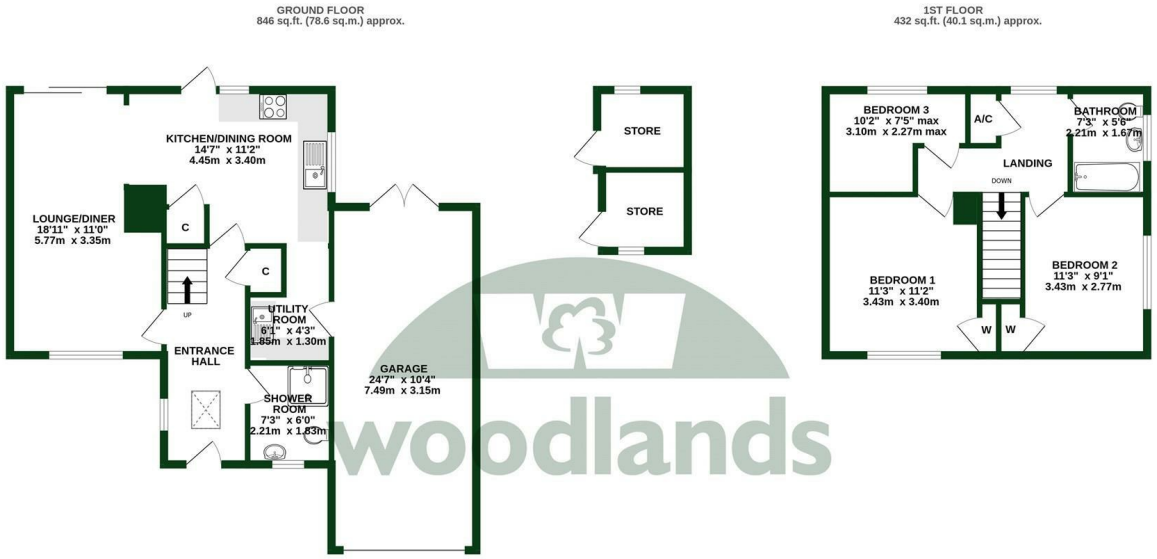
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

LARGE SOUTH FACING GARDEN

TWO BRICK BUILT STORES

ATTACHED GARAGE
24'7 x 10'4 (7.49m x 3.15m)



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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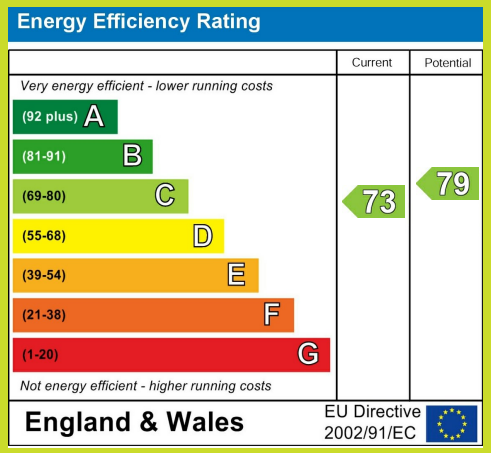

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