woodlands

11 ELMWOOD ROAD, REDHILL, SURREY, RH1 2JD
£515,000
FREEHOLD

Spacious, family home with a lovely garden, situated in a popular location close to schools.

Offered for sale with no chain, this three bedroom house has been extended and offers exceptional space for the price.

On the ground floor there is an entrance hall with storage under the stairs and a downstairs shower room. There is a reception room to the front and a large, extended reception room to the rear and an extended kitchen with built in fridge freezer, washing machine and dishwasher, both of which have direct access to the rear garden. On the first floor you have three bedrooms, two of which are good size double rooms with built in or fitted storage, a good size bathroom and there are stairs up to a huge loft room, which has been used as a bedroom, and has ample eaves storage, and Velux window to the front and rear.

At the front of the house there is off road parking for one car, and a lawn garden area. You have a covered access that leads to the rear and has a gate to the wonderful, 100ft garden. Within the garden there is a patio area, planted beds, plenty of lawn and an area at the foot of the garden with a timber shed and additional patio, that is a real sun trap.

Nearby you have the highly popular Lime Tree school, some superb green spaces, including Gatton Park and Battlebridge. There are a couple of handy shops within a short walk, and the bustling centre of Redhill is only a mile away, which offers superb rail links to central London, a great range of shops, bars, restaurants and a multi screen cinema complex.

- **POPULAR LOCATION**
- **EXTENDED LIVING**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **100FT GARDEN**
- **EXTENDED KITCHEN**
- **LARGE LOFT ROOM**
- **NO CHAIN**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
14'1 x 5'10 (4.29m x 1.78m)

CLOAKROOM
7'5 x 2'5 (2.26m x 0.74m)

LOUNGE
22'3 x 9'9 (6.78m x 2.97m)

DINING ROOM
12'11 x 11'1 (3.94m x 3.38m)

INNER LOBBY
4'3 x 4'1 (1.30m x 1.24m)

KITCHEN
13'8 x 6'10 (4.17m x 2.08m)

FIRST FLOOR

LANDING
8'5 x 6'5 (2.57m x 1.96m)

BEDROOM ONE
12'10 x 8'7 (3.91m x 2.62m)

BEDROOM TWO
12'2 x 10'7 (3.71m x 3.23m)

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

BATHROOM
8'0 x 6'5 (2.44m x 1.96m)

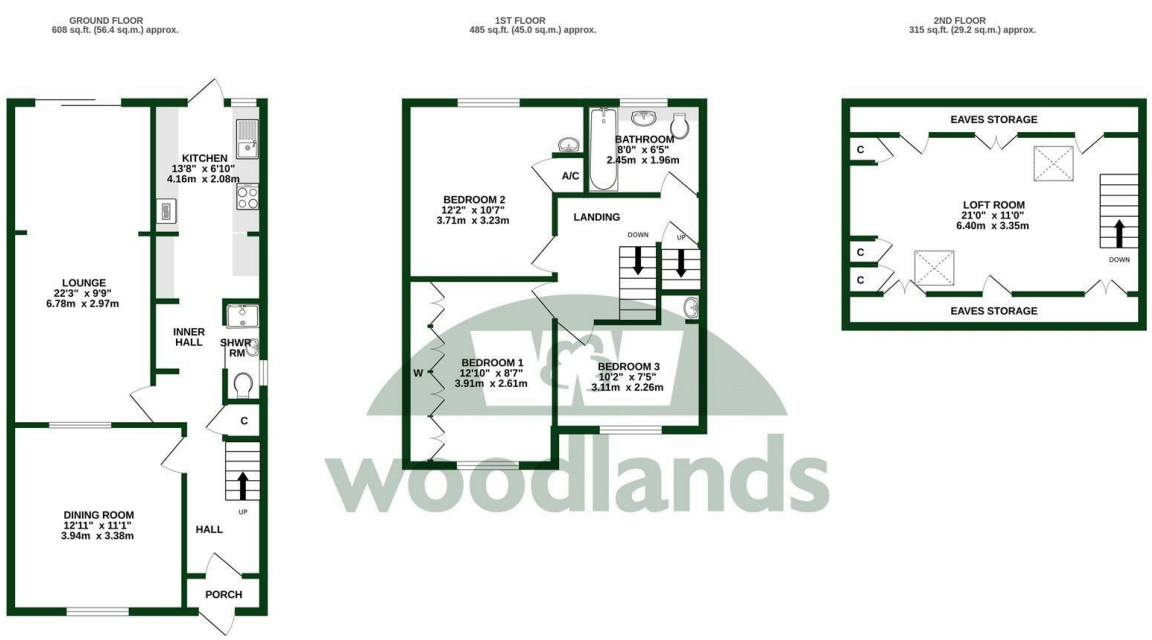
LOFT ROOM
21'0 x 11' (6.40m x 3.35m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

100FT REAR GARDEN

OFF ROAD PARKING



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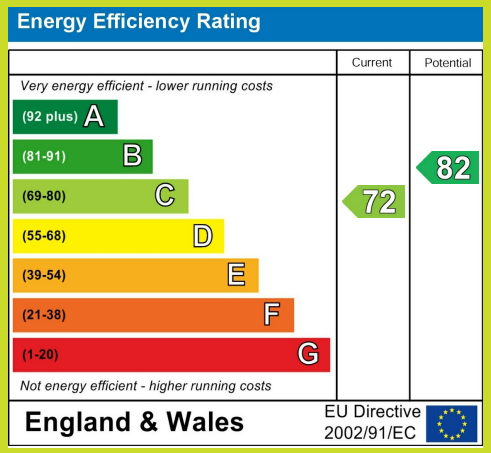

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