



6C OXFORD ROAD, REDHILL, SURREY, RH1 1DT

£450,000

FREEHOLD

Spacious two bedroom house with parking, a garage and a 60ft garden, in a quiet spot only a short walk from Redhill town and station.

Offered to the market with the benefit of no onward chain, this generously sized two bedroom house would make a superb first home or downsize.

On the ground floor there is an entrance hall with the benefit of a WC, that has a double glazed window to the front. You have a bright and spacious living room, with a double glazed patio doors to the front and built in storage. At the rear of the house there is a kitchen/dining room, which has direct access to the garden. Upstairs you have a landing with a double glazed window to the side and loft access. Both the bedrooms are large doubles, one of which having a range of fitted wardrobes, and there is a well appointed bathroom with a window to the side.

To the front of the house there is off road parking for a couple of cars, as well as an up and over door to a single garage. A side access links through to 60ft rear garden, that is mostly laid to lawn, with a patio area.

Nearby there is an excellent leisure centre, complete with a pool and a modern gym. The town centre is only a few minutes walk, with its weekly market in the main square, selection of high street shops, wonderful restaurants and bars. In addition, Redhill boast a multi screen cinema complex and fast, direct trains into central London and out to Gatwick.

- **CENTRAL LOCATION**
- **GARAGE AND PARKING**
- **STYLISH BATHROOM**
- **SUPERB SPACE**
- **COUNCIL TAX BAND: D**
- **NO CHAIN**
- **TWO DOUBLE BEDROOMS**
- **60FT GARDEN**
- **UNRIVALLED CONVENIENCE**
- **EPC RATING: D**





ROOM DIMENSIONS

ENTRANCE HALL

6'5 x 4'8 (1.96m x 1.42m)

CLOAKROOM

6'0 x 3'0 (1.83m x 0.91m)

LOUNGE

18'2 x 12'0 (5.54m x 3.66m)

KITCHEN/DINING ROOM

15'4 x 9'0 (4.67m x 2.74m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'5 x 9'0 (4.70m x 2.74m)

BEDROOM TWO

15'2 x 8'10 (4.62m x 2.69m)

BATHROOM

8'9 x 6'1 (2.67m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

FRONT PATIO

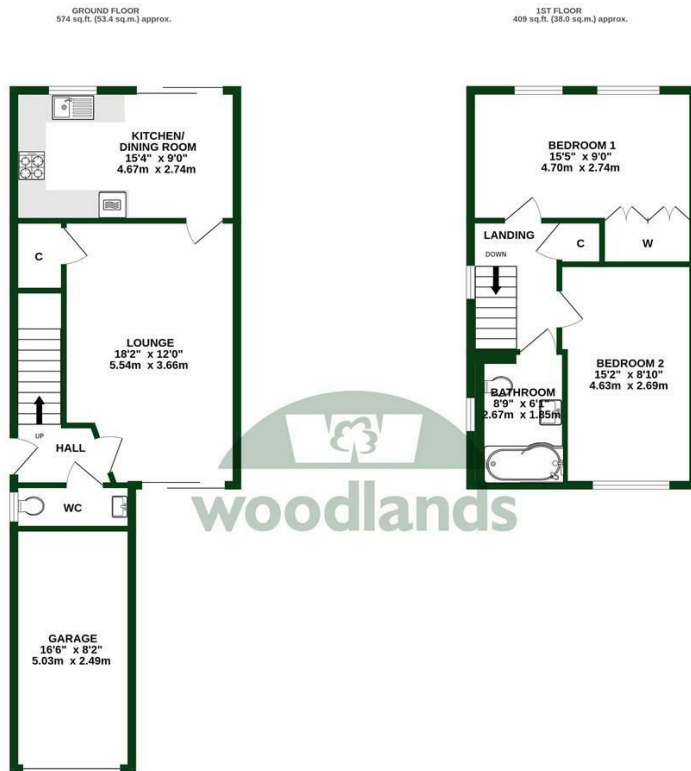
REAR GARDEN

GARAGE

16'6 x 8'2 (5.03m x 2.49m)

OFF ROAD PARKING





TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

While 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 misstatement. 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		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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