
Mon - Fri
10 am - 11 am
158
156
woodlands

**158 GARLANDS ROAD, REDHILL, SURREY, RH1 6NZ**
**OFFERS OVER £425,000**
**FREEHOLD**

Attractive Victorian home, with a west facing garden and larger than average rooms for a two bedroom house.

Located close to a local shops, Redhill common and the bustling town centre, this characterful house boast generous accommodation and also has a hard standing to the front.

There is an entrance hall with a storage area under the stairs. You have a bright living room, with a bay window to the front, then there is a separate reception room overlooking the garden, which is currently set up as an extra bedroom. At the rear there is a good size kitchen, with a door to the side and a window at the rear. Upstairs there is a split level landing with scope to go up and convert the loft space to another bedroom. There is a large bathroom and two double bedrooms, the largest of which having two windows to the front.

A side access leads from the hard standing at the front down to the rear garden, which is west facing and gets plenty of sun and has been designed to require minimum maintenance.

At the end of Garlands Road there is a convenience store, perfect for those daily essentials. In addition there is a pharmacy and Redhill common is just around the corner, as is the Garibaldi community pub.

The town centre is a short walk from the house, and benefits from a great range of shops, including the belfry centre. There are a number of great restaurants, including some popular new additions. You also have a multi screen cinema complex, with leisure activities such as bowling, axe throwing mini golf. Redhill station offers superb transport links to central London in as little as 29 minutes, with services to Gatwick, Guildford, Reading and Tonbridge.

- **CHARACTER PROPERTY**
- **WEST FACING GARDEN**
- **LARGE BATHROOM**
- **END OF TERRACE**
- **COUNCIL TAX BAND: C**
- **CONVENIENT LOCATION**
- **TWO DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **0.5 MILE TO TOWN**
- **EPC RATING: D**











**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**LIVING ROOM**
11'5" x 14'0" into bay (3.48m x 4.27m into bay)

**DINING ROOM**
9'6" x 11'11" (2.90m x 3.63m)

**KITCHEN**
8'0" x 11'2" (2.44m x 3.40m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**
15'0" x 11'10" (4.57m x 3.61m)

**BEDROOM TWO**
9'5" x 11'11" (2.87m x 3.63m)

**BATHROOM**
8'0" x 11'2" (2.44m x 3.40m)

**GAS CENTRAL HEATING**

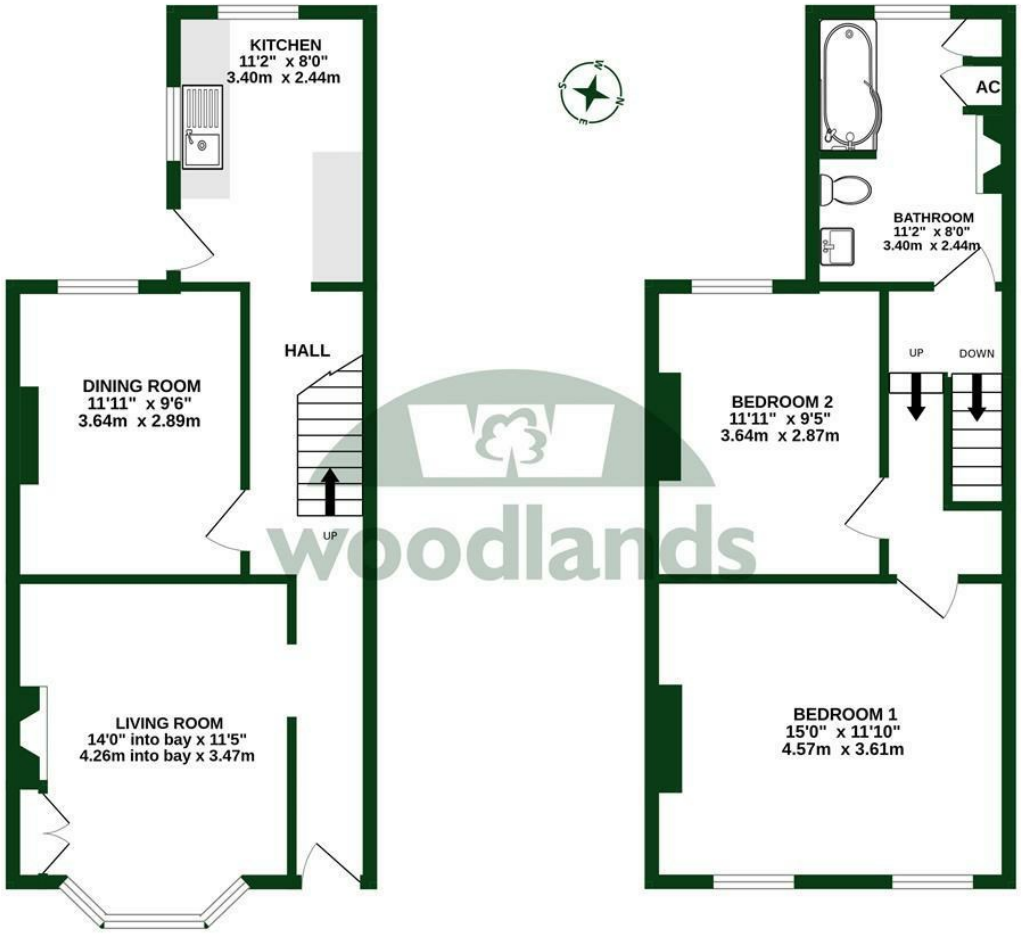
**HARDSTANDING TO THE FRONT**

**REAR GARDEN**



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.




TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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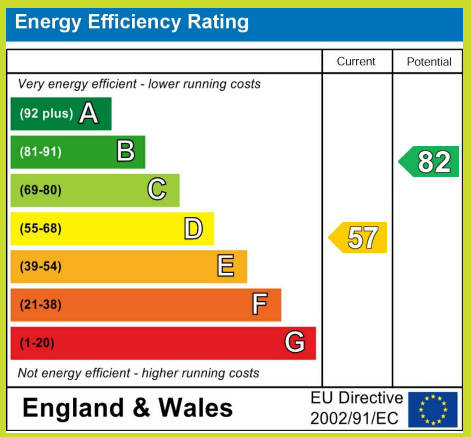
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