



All through traffic



**143 FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ**

**£485,000**

**FREEHOLD**

Lovely, character home with a pretty cottage style garden and parking for two cars, situated less than a mile from Redhill town and station.

This attractive, Victorian house is presented in excellent condition, with many character features and a stylish interior. On the ground floor there is an entrance hall, a bay windowed reception room, with a fireplace to the front, and another reception room with a pantry and a window to the rear, which has access to the fitted kitchen, that in turns has a door to the rear garden. On the first floor there is a landing, a contemporary family bathroom and three bedrooms, the largest of which having two double glazed windows the front and full range of fitted wardrobes. The third bedroom is current set up as a study, with extensive fitted storage.

Outside there is a car port to the side which will accommodate two cars, beyond which there is a door to a very useful utility and storage space, which in turn has a door to the rear garden.

To the rear there is a pretty, cottage garden with a patio area, lawn garden and fenced boundaries.

Nearby there are a number of local shops, perfect for all those essentials, with a Tesco Express just around the corner. Redhill town centre is around 20 minutes away on foot, and offers a wide range of high street shops, a shopping centre, multi screen cinema complex, numerous restaurants and bars, as well as superb transport links to central London, Gatwick and Guildford. In addition, there are some highly rated schools within walking distance.

- CHARACTER HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- COTTAGE STYLE GARDEN
- COUNCIL TAX BAND: D
- EXCELLENT CONDITION
- SEPARATE KITCHEN
- BATHROOM
- PARKING FOR TWO CARS
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

12'11 x 2'8 (3.94m x 0.81m)

**LOUNGE**

11'11+bay x 10'0 (3.63m+bay x 3.05m)

**DINING ROOM**

13'4 x 11'11 (4.06m x 3.63m)

**KITCHEN**

9'1 x 8'0 (2.77m x 2.44m)

**UTILITY ROOM**

8'5 x 7'11 (2.57m x 2.41m)

**FIRST FLOOR**

**LANDING**

15'9 x 2'7 (4.80m x 0.79m)

**BEDROOM ONE**

12'1 x 11'5+wardrobes (3.68m x 3.48m+wardrobes)

**BEDROOM TWO**

9'1 x 8'0 (2.77m x 2.44m)

**BEDROOM THREE**

10'2 x 7'4 (3.10m x 2.24m)

**BATHROOM**

10'2 x 5'4 (3.10m x 1.63m)

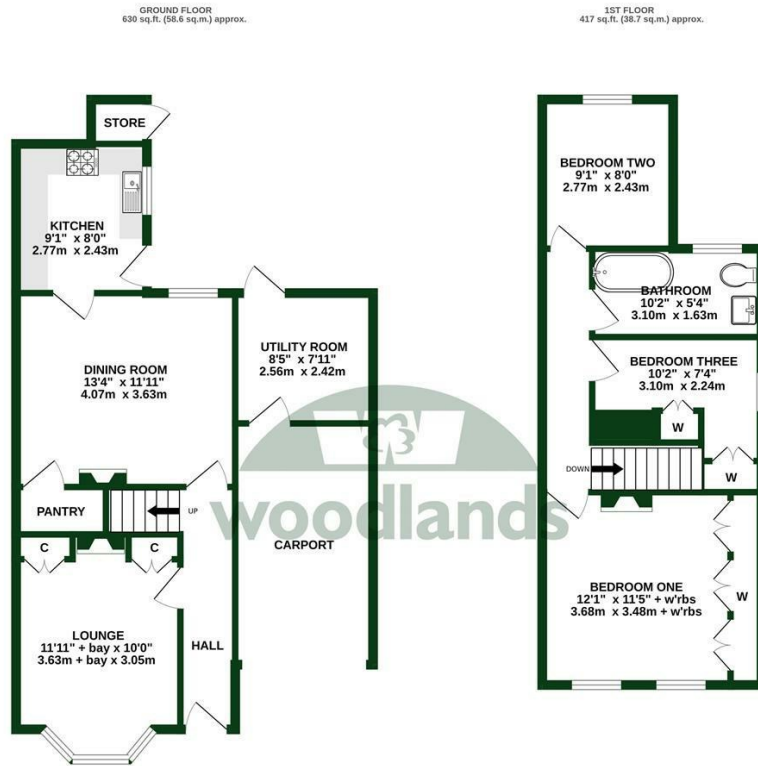
**GAS CENTRAL HEATING**

**NEW DOUBLE GLAZED SASH WINDOWS**

**COTTAGE STYLE REAR GARDEN**

**PARKING FOR TWO CARS**





**TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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 a guide to any prospective purchaser. The services, fixtures and appliances shown here are not been listed and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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