



31 PRINCE ALBERT SQUARE, REDHILL, SURREY, RH1 5AN
£399,950
FREEHOLD

Extended, three bedroom house with parking both front and rear, as well as a detached garage and the benefit of no chain.

Located just around the corner from a selection of shops, a great school and some lovely green spaces, this terraced house would make an excellent home for a growing family.

To the front there is off road parking, then through the front door there is an entrance hall with built in storage under the stairs. There is a lounge with a bay window to the front, an additional reception space that could be a study or playroom, then a spacious, L shaped kitchen/dining space that overlooks and has direct access to the rear garden. Upstairs you have three bedrooms, two of which are comfortable doubles, and then there is a family bathroom.

At the rear there is a 70ft garden, with a patio area and lawn garden. At the foot of the garden there is another parking space with gates opening to a rear track, and a door to a detached garage that has an up and over door.

At the start of the road there are a number of shops, including a well stocked convenience store, a superb chip shop and Chinese takeaway, as well as a McDonalds Drive Thru, and bus stops giving easy access to Redhill, Reigate and Horley town centres.

- TERRACED HOUSE
- EXTENDED DOWNSTAIRS
- THREE BEDROOMS
- GARAGE AND PARKING
- COUNCIL TAX BAND: C
- NO CHAIN
- 70FT GARDEN
- FIRST FLOOR BATHROOM
- CLOSE TO SHOPS AND SCHOOLS
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'4 x 5'3 (3.45m x 1.60m)

LOUNGE

11'10 x 10'1 + bay (3.61m x 3.07m + bay)

DINING ROOM

11'10 x 10'0 (3.61m x 3.05m)

KITCHEN/BREAKFAST ROOM

17'5 x 16'1 (max dimensions) (5.31m x 4.90m (max dimensions))

FIRST FLOOR

LANDING

8'11 x 7'0 (2.72m x 2.13m)

BEDROOM ONE

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

BEDROOM TWO

10'3 x 9'0 (3.12m x 2.74m)

BEDROOM THREE

6'7 x 5'10 (2.01m x 1.78m)

BATHROOM

6'10 x 4'3 (2.08m x 1.30m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

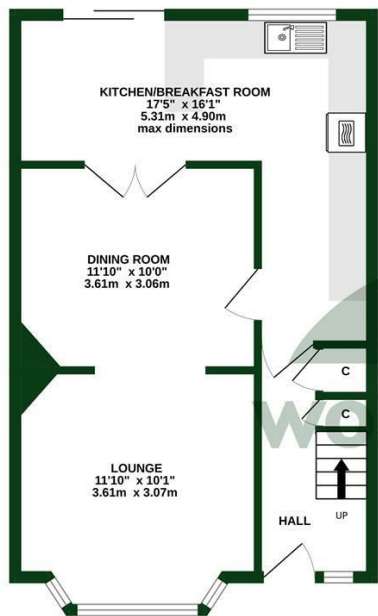
70FT REAR GARDEN

GARAGE

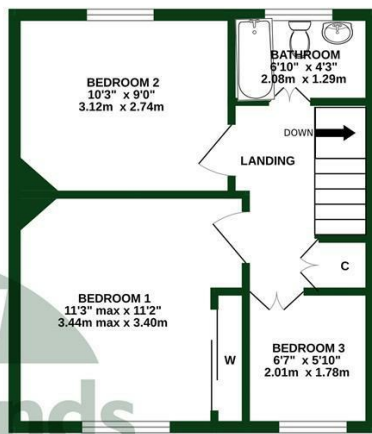
PARKING FOR TWO CARS



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 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		88
(69-80) C		
(55-68) D	63	
(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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