woodlands

3 CAXTON RISE, REDHILL, SURREY, RH1 4AJ
£575,000
FREEHOLD

Superb detached house, located in a modern cul de sac, just moments from Redhill town centre and station and offering no onward chain.

This three bedroom home has been adapted by the current owners to offer a great range of built in storage solutions, and features a bright, open plan living space on the ground floor, with the benefit of a conservatory also.

Through the front door there is an entrance hall with a cloakroom, beyond the hall you have a fitted kitchen with a window to the front and then there is a spacious lounge and dining area, with built in storage, a window to the rear and sliding doors to the conservatory, which has direct access to the rear garden. On the first floor there is a landing with a window to the side, loft access and a door to the well appointed family bathroom. The main bedroom is a generous size double, with fitted wardrobes, an airing cupboard, two double glazed windows to the front and an en-suite shower. There are then two further bedrooms to the rear of the house, both with windows overlooking the garden.

At the front of the house you have off road parking for two cars, plus ample visitor parking space within the cul de sac. You also have the benefit of an attached garage, with power, light and an up and over door to the front, as well as a gated side access. To the rear there is a low maintenance garden space, comprised of an extensive patio and fenced boundaries.

The location of this house really as a huge perk, with Redhill station within a short walk, those seeking to commute for business or pleasure can be in central London in as little as 29 minutes, with additional services to Gatwick airport, the south coast, Reading, Guildford and Tonbridge. Redhill town itself now offers a range of great restaurants, bars, a 24 hour gym, weekly local market and a modern, multi screen cinema complex. Should you require schooling, there are a number of highly regarded options in walking distance.

- **DETACHED HOME**
- **THREE BEDROOMS**
- **CLOAKROOM, BATHROOM & ENSUITE**
- **CLOSE TO STATION AND SCHOOLS**
- **COUNCIL TAX BAND: E**
- **NO ONWARD CHAIN**
- **GARAGE AND PARKING**
- **EXCELLENT STORAGE**
- **CUL DE SAC LOCATION**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
6'0 x 3'5 (1.83m x 1.04m)

CLOAKROOM
6'0 x 2'9 (1.83m x 0.84m)

LOUNGE/DINER/KITCHEN
25'7 x 15'0 (7.80m x 4.57m)

KITCHEN
11'3 x 8'1 (3.43m x 2.46m)

CONSERVATORY
12'4 x 9'8 (3.76m x 2.95m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'0 x 8'10 (3.96m x 2.69m)

BEDROOM TWO
11'3 x 8'0 (3.43m x 2.44m)

BEDROOM THREE
8'2 x 6'8 (2.49m x 2.03m)

ENSUITE SHOWER
4'9 x 2'6 (1.45m x 0.76m)

BATHROOM
5'0 x 5'0 (1.52m x 1.52m)

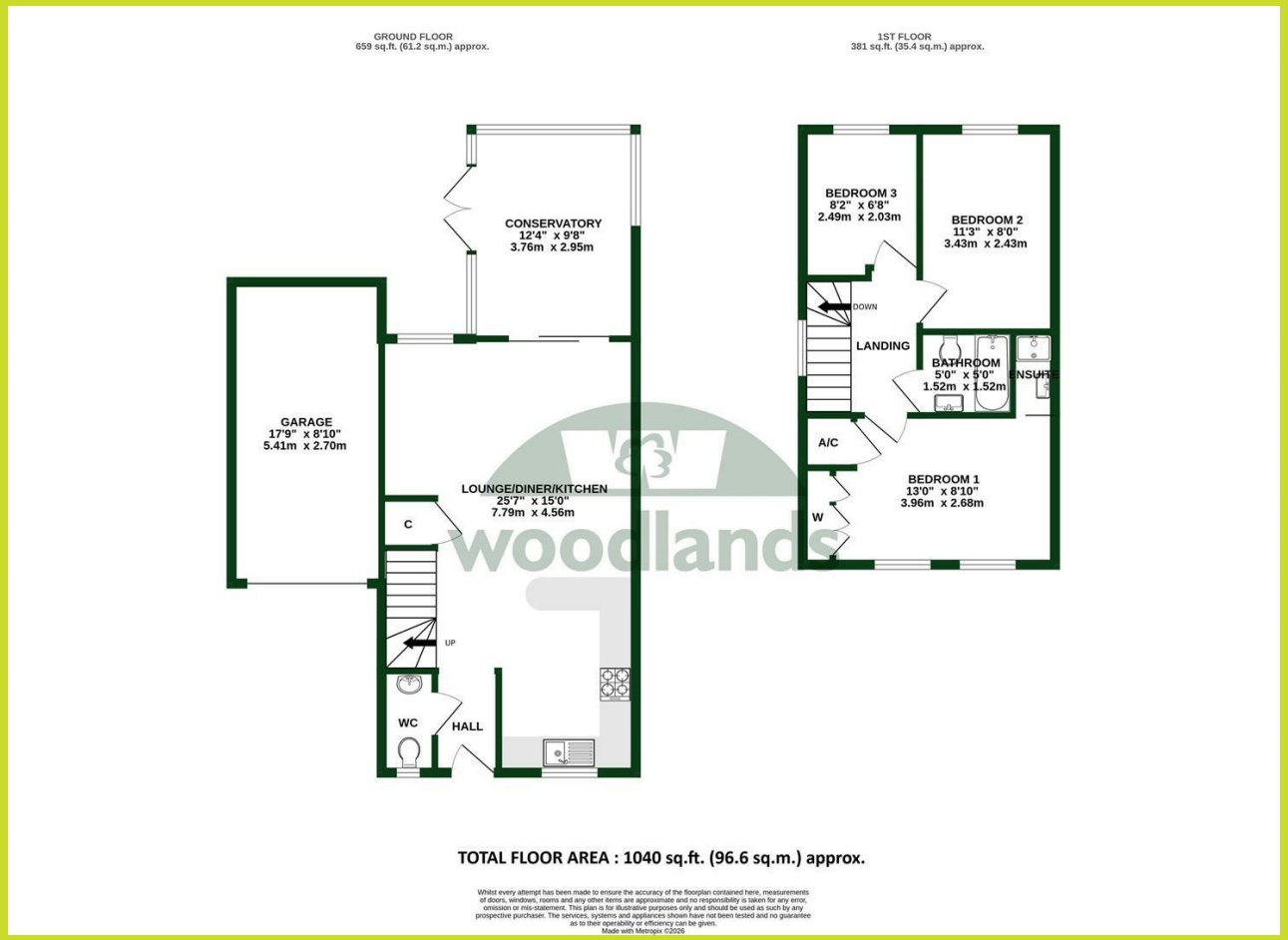
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

ATTACHED GARAGE

OFF ROAD PARKING FOR 1/2 CARS



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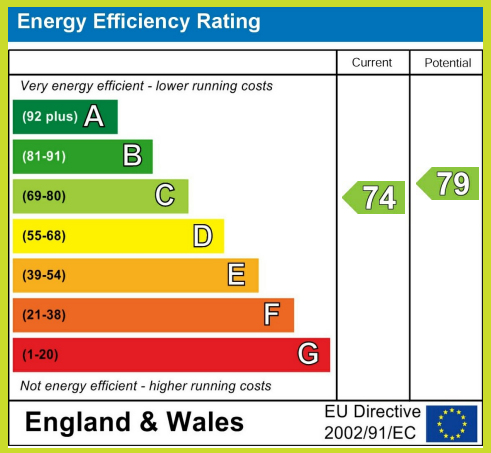

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