



woodlands

## THE COTTAGE, 2A WILTON ROAD, REDHILL, SURREY, RH1 6QR

£280,000

FREEHOLD

Looking for something unique? Sick of service charges, ground rents and leases? Then this exceptionally rare detached house is perfect for you.

Tucked away in a convenient yet private position, this charming, one-bedroom detached house is a rare find, with it's private driveway and patio garden, all within easy reach of Redhill town centre.

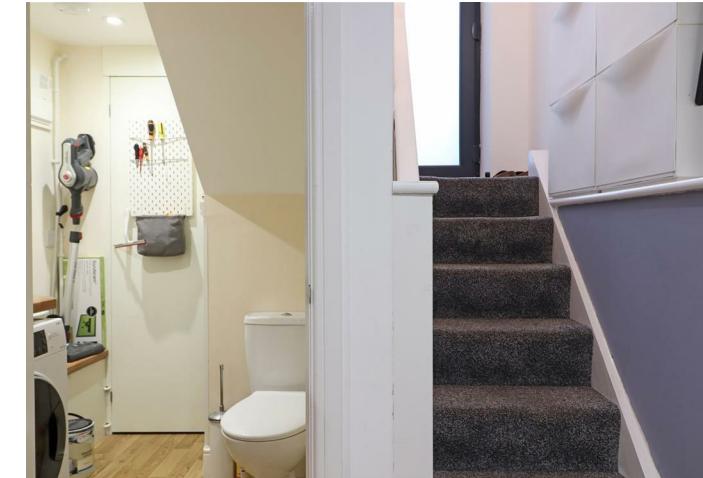
Through the front door you have is a split level entrance hall, on the ground floor there is a bright, open plan space that comprises living and kitchen areas, with direct access to the private garden, power operated Velux windows and under floor heating. In addition there is a door to a very handy utility and downstairs WC. Upstairs you have a double bedroom with a fitted wardrobe, an en-suite shower room and both Velux and a double glazed window to the rear. To the front you have off road parking for one to two cars and a bin store. There is a side access which leads to the rear garden, which is a decked courtyard that has high fenced boundaries and a rear gate opening onto Brook Road.

Redhill town centre is only half a mile away, and offers a great range of shops and amenities, including mainline trains to London, Guildford, Reading and Gatwick, a 24 hour gym, leisure centre, shopping centre and the highly popular Light cinema complex, which has a superb range of activities. In addition there are a number of local shops a couple of minutes walk, including a 24 hour petrol station with an M&S local, and a selection of food outlets.

- DETACHED HOUSE
- OPEN PLAN DESIGN
- BEDROOM AND ENSUITE
- OFF ROAD PARKING
- COUNCIL TAX BAND: C

- FREEHOLD
- UTILITY AND WC
- PRIVATE GARDEN
- NO CHAIN
- EPC RATING: C



**ROOM DIMENSIONS:****ENTRANCE HALL****LOUNGE/KITCHEN/DINER**

9'2" x 29'4" (2.79m x 8.94m)

**UTILITY ROOM/W.C**

5'7" max x 5'9" max (1.70m max x 1.75m max)

**FIRST FLOOR****DOUBLE BEDROOM**

9' x 10' (2.74m x 3.05m)

**EN-SUITE SHOWER ROOM**

3'5" x 7' (1.04m x 2.13m)

**OUTSIDE****OFF ROAD PARKING TO THE FRONT****PRIVATE REAR GARDEN****GAS FIRED CENTRAL HEATING****DOUBLE GLAZED WINDOWS**

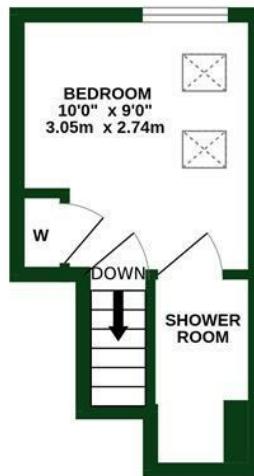
GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft (44.0 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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1ST FLOOR  
134 sq.ft. (12.5 sq.m.) approx.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		78
(69-80) C		
(55-68) D		
(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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