



35 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AH
£425,000
FREEHOLD

Immaculate end of terrace house, located in a great spot for Redhill town and station, benefitting from 2 parking spaces, a garage and side access to the rear garden.

Built in the early 1990's the Poets development has long been a firm favourite with first time buyers and commuters, owing to its superb location and quiet surroundings.

At the front there is a handy brick store and a storm porch canopy, beyond the front door there is an entrance hall that has stairs to the first floor and a door to the sleek, modern kitchen. At the rear on the ground floor there is an open plan lounge/dining room, with direct access to the garden. Up on the first floor there is a landing with access to a boarded loft space that has fitted ladder access, two double bedrooms, and a well appointed bathroom with a double glazed window to the side and an Aqualisa power shower.

The house has been the subject of many improvements by the current owners, including downlights throughout, a replacement fuse board in 2017, renewed fascias, soffits and guttering and an updated Viessmann combi boiler in 2024.

At the rear there is a lovely garden that has been designed to be low maintenance, with a high quality porcelain patio, a walled rear boundary and lawned area.

Redhill town centre is just a short walk from the house, and has a great selection of shops, restaurants, pubs and a weekly market in the main square. In addition there is a 24 hour gym, Sainsburys superstore and a multi screen cinema complex. Carrington Secondary School is a 2 minute walk away.

Excellent travel links with Redhill station an 8 minute walk away, with services to central London in as little as 29 minutes, as well as trains to Gatwick airport, Brighton, Guildford and Tonbridge. There is a bus stop a 2 minute walk away in St Annes Drive and good access to M23/M25.

- **EXCELLENT CONDITION**
- **IDEAL FIRST HOME**
- **GARAGE AND PARKING**
- **CLOSE TO TOWN AND STATION**
- **COUNCIL TAX BAND: D**
- **END OF TERRACE**
- **MANY IMPROVEMENTS MADE**
- **30FT GARDEN**
- **POPULAR AND QUIET AREA**
- **EPC RATING: C**





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL
5'8 x 5'4 (1.73m x 1.63m)

LOUNGE/DINING ROOM
15'8 x 11'9 (4.78m x 3.58m)

KITCHEN
9'9 x 6'0 (2.97m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'9 x 10'0 (3.58m x 3.05m)

BEDROOM TWO
11'9 x 9'2 (3.58m x 2.79m)

BATHROOM
5'10 x 5'5 (1.78m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

30FT REAR GARDEN

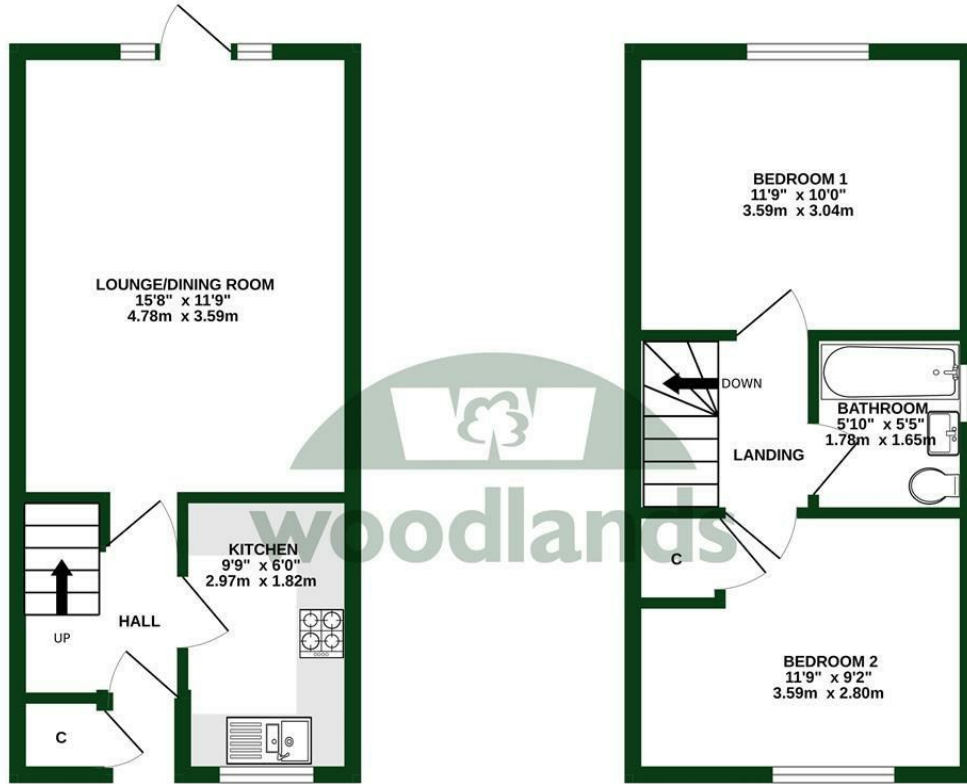
GARAGE

OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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		86
(69-80) C	71	
(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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