





**14 DANESHILL, REDHILL, SURREY, RH1 2DN**  
**GUIDE PRICE £600,000**  
**FREEHOLD**

**\*\*\* WONDERFUL FAMILY HOME, WITH PLENTY OF POTENTIAL, AVAILABLE FOR THE FIRST TIME IN OVER 50 YEARS \*\*\***

Located in a superb spot, close to Redhill town centre, and within a short walk of a number of sought after schools, this detached house is a must see.

Through the front door there is a generous hall way, with a cloakroom. You have a dual aspect living/dining space, which has a double glazed window to the front and sliding doors to the rear garden. There is a separate kitchen, which overlooks the garden and has a side door, as well as two built in cupboards under the stairs in the inner hall. Up on the first floor there is a landing with a double glazed window, built in cupboard and loft access. You a dual aspect family bathroom, three bedrooms, two of which are doubles with built in wardrobes, and a good size third bedroom.

The house is nicely set back from the road with a crossover leading to a driveway with parking for two cars, in addition to an attached garage, that has an up and over door to the front and a pedestrian door to the rear. A gated side accessway leads to a flat, well maintained rear garden, that is mainly laid to lawn with a patio area, apples trees and a secluded courtyard area tucked in behind the garage.

Daneshill is walking distance to Wray Common & St Joseph's primary school, as well as St Bede's secondary, all of which are highly popular.

Redhill town centre is less than half a mile from the house, and offers a great range of shops, as well as a multi screen cinema, public library, regular local market, and excellent transport links, including direct trains to central London in around 30 minutes, and services to Gatwick, Guildford and Reading.

- |                                     |                             |
|-------------------------------------|-----------------------------|
| ■ <b>DETACHED HOME</b>              | ■ <b>SUPERB LOCATION</b>    |
| ■ <b>THREE BEDROOMS</b>             | ■ <b>DRIVEWAY</b>           |
| ■ <b>GARAGE</b>                     | ■ <b>45FT X 45FT GARDEN</b> |
| ■ <b>CLOSE TO EXCELLENT SCHOOLS</b> | ■ <b>SHORT WALK TO TOWN</b> |
| ■ <b>COUNCIL TAX BAND: F</b>        | ■ <b>EPC RATING: D</b>      |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

7'6 x 7'0 (2.29m x 2.13m)

##### CLOAKROOM

7'6 x 3'0 (2.29m x 0.91m)

##### LOUNGE/DINING ROOM

22'10 x 10'9 (6.96m x 3.28m)

##### KITCHEN

13'0 x 9'1 (3.96m x 2.77m)

##### BEDROOM ONE

12'2 x 10'0 (3.71m x 3.05m)

##### BEDROOM TWO

11'6 x 8'9 (3.51m x 2.67m)

##### BEDROOM THREE

8'11 x 8'7 (2.72m x 2.62m)

##### BATHROOM

8'7 x 7'2 (2.62m x 2.18m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### 45FT X 45FT REAR GARDEN

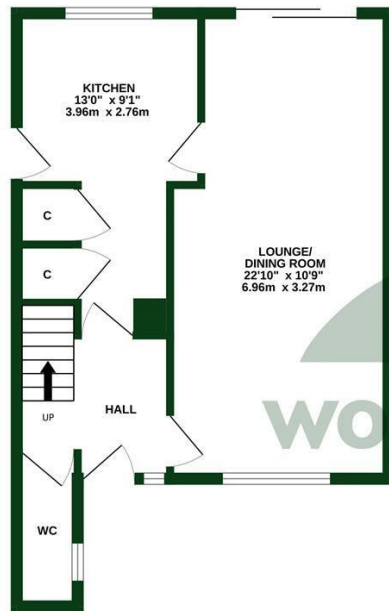
##### GARAGE

##### OFF ROAD PARKING FOR TWO CARS

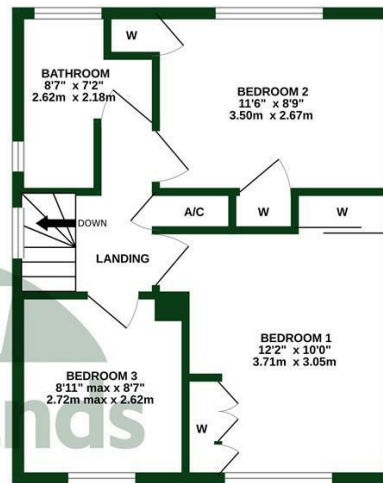




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft (78.8 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		
(69-80) C		73
(55-68) D	58	
(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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