



59 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AH

£325,000
FREEHOLD

Freehold, one bedroom house with a private garden and parking. No service charges, no ground rent and no lease!

This wonderful starter home is tucked away in a quiet little spot, fronting a small green bringing nature to your doorstep. Woodlands highly recommend you book a viewing asap.

Set in a cul-de-sac location, the town centre and train station are easily accessible by foot - making for the ideal combination of convenience and seclusion.

The house itself offers a fantastic open plan living space that uses the handy breakfast bar as the visual division between the kitchen and lounge area. Off of the lounge is a well sized conservatory that could serve as a dining area and this has direct access out to the private garden. The garden itself has a southerly aspect and is low maintenance with a patio area, and raised circular shingle bed. There are mature climbers and a side access gate.

Upstairs is a dual aspect double bedroom with wall to wall built in wardrobes giving plenty of storage. The bathroom is well appointed and has a window to the front.

The house is double glazed throughout, has modern electric heating and is in excellent decorative condition. In addition, there is an allocated parking space and plenty of visitor spaces.

- ONE BEDROOM HOUSE
- CONSERVATORY
- PRIVATE GARDEN
- GOOD CONDITION THROUGHOUT
- COUNCIL TAX BAND: C
- OPEN PLAN LIVING SPACE
- DOUBLE BEDROOM
- ALLOCATED PARKING
- CLOSE TO TOWN AND STATION
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE
13'4 x 10'7 (4.06m x 3.23m)

KITCHEN
9'2 x 8'7 (2.79m x 2.62m)

CONSERVATORY
10'4 x 10'3 (3.15m x 3.12m)

FIRST FLOOR

LANDING

DOUBLE BEDROOM
11'9 x 8'9 + wardrobes (3.58m x 2.67m + wardrobes)

BATHROOM

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

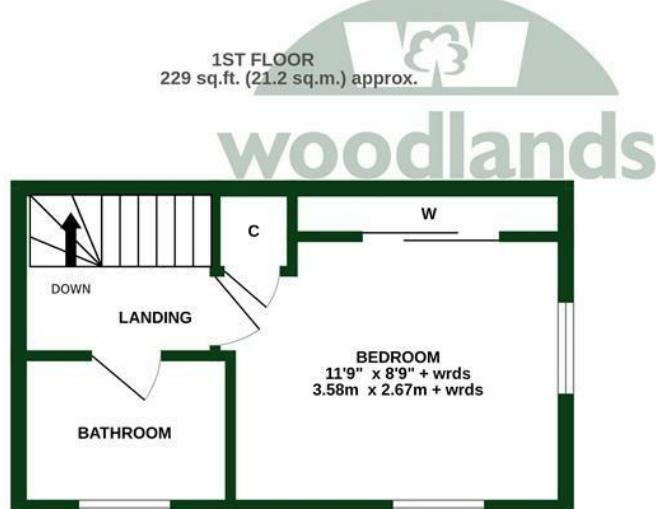
SOUTH FACING GARDEN



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and 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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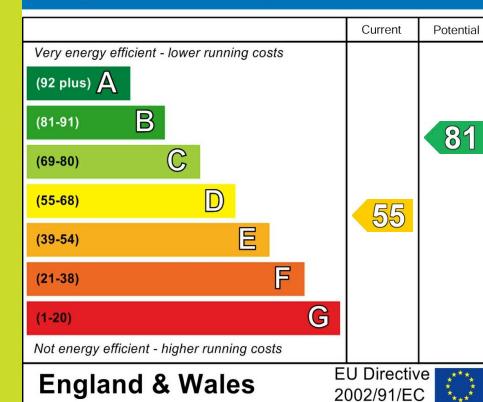
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propertymark

Energy Efficiency Rating



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