



11 CLYDE CLOSE, REDHILL, SURREY, RH1 4AF

£395,000

FREEHOLD

Clyde Close is a lovely little cul de sac just off Redhill's bustling town centre, and within minutes of Redhill train station. Woodlands cannot stress enough that this house is a must see.

The house is end of terrace, with a side access to the rear garden and a single garage en-block with room to park.

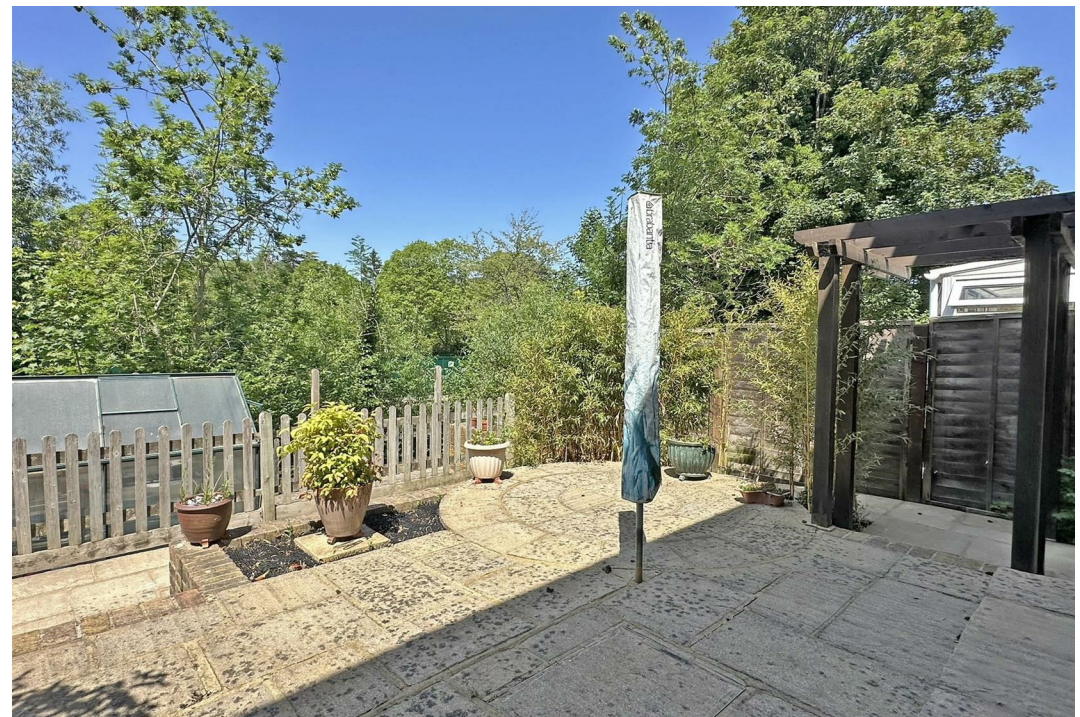
Inside there is a double glazed porch and entrance hall. The main living space is a decent size, with a double glazed window to the front and a storage cupboard under the stairs. Off the living room there is a separate dining area that overlooks the courtyard garden, and has a doorway to a dual aspect kitchen, that has a door out to the rear. Upstairs there is a very generous main bedroom to the front with a cupboard built in over the stairs. At the rear you have another bedroom that will accommodate a double bed, and then the family bathroom, which has a double glazed window to the rear.

Outside there is a front lawn area, and steps down from the street level to the front door. At the side is a gate access that leads you through to a pleasant, tiered courtyard garden that is perfect for those who enjoy outside space but want minimal maintenance. In addition, the house benefits from solar panels.

For those seeking easy access into London, this house is an unrivalled options, door to door you can get to central London in as little as 30 minutes!

Redhill town centre offers a great range of shopping, both high street and within the Belfry centre, there is also a weekly local market in the main square, a brilliant multi screen cinema and leisure complex, some wonderful restaurants, tried and tested by the team at Woodlands, and just at the end of the adjoining road you have the Home Cottage, an absolutely top notch pub with a great garden and awesome food.

- IDEAL FIRST HOME
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- NO CHAIN
- COUNCIL TAX BAND: D
- CENTRAL LOCATION
- GARAGE
- SOLAR PANELS
- CUL DE SAC
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

11'11" x 11'11" (3.63m x 3.63m)

DINING ROOM

8'0" x 9'5" (2.44m x 2.87m)

KITCHEN

6'4" x 9'4" (1.93m x 2.84m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'9" max x 11'10" (4.50m max x 3.61m)

BEDROOM TWO

8'0" x 9'5" (2.44m x 2.87m)

BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

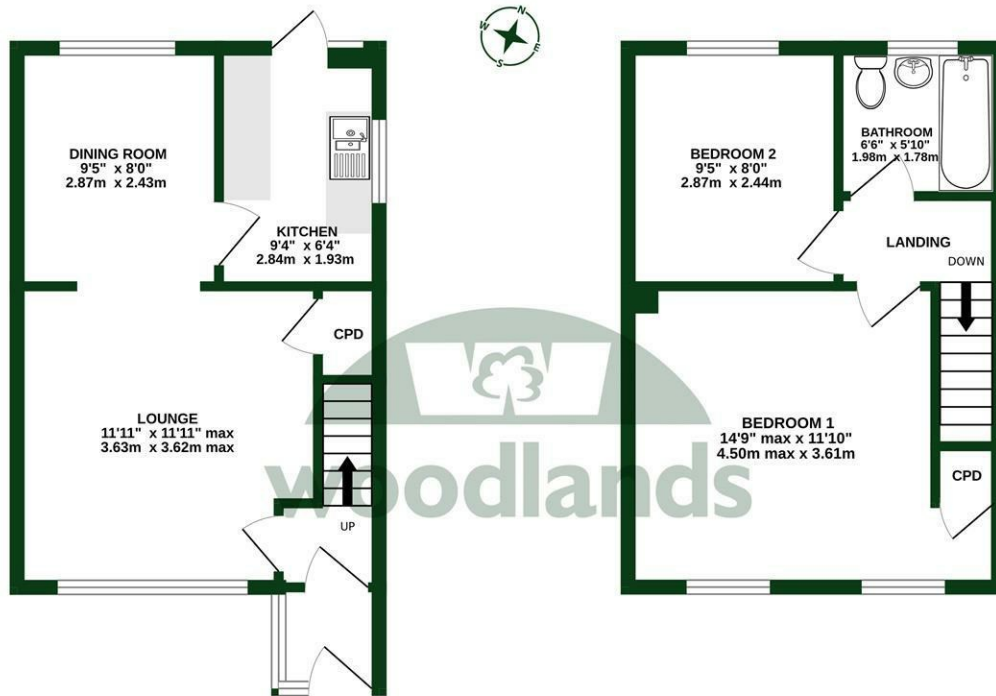
REAR GARDEN

EN BLOCK GARAGE



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 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	79	80
(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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