



**20 WOODSIDE WAY, SALFORDS, SURREY, RH1 5BD**  
**£450,000**  
**FREEHOLD**

**\*\*\* THREE BEDROOM SEMI DETACHED HOME REQUIRING FULL REFURBISHMENT \*\*\***

Woodlands are excited to bring you an opportunity to put your own stamp on this fabulous 3 bedroom semi-detached home in Salfords.

Requiring full refurbishment, this property is priced accordingly and is ready for the next family to make their own, new memories.

Through the front porch and into the downstairs hall, you will find a downstairs cloakroom under the stairs, along with a good sized lounge with a lovely double glazed bay window, a separate dining room, kitchen and a lean-to conservatory. Upstairs, there are 3 bedrooms, two of which are doubles, a bathroom and a separate WC.

Double glazed throughout and boasting a 90ft south facing garden and a detached garage, this property is a must see and we envisage that it will prove to be a very popular listing. Subject to planning, the plot is large enough to take an extension either to the side or the rear of the property.

Nearby, there are a few well stocked local shops and takeaways and it is very handily placed for access to both Horley and Redhill town centres. Salfords Station is also close by - which boasts good rail links into both London and the South.

N.B. This property has not yet been registered with the Land Registry and is therefore sold as "unregistered land".

- NO CHAIN
- SOUTH FACING GARDEN
- SCHOOLS NEARBY
- SEMI DETACHED HOUSE
- COUNCIL TAX BAND: D
- SUPERB EXTENSION POTENTIAL
- DRIVEWAY
- CLOSE TO SHOPS
- VIEWING HIGHLY ADVISED
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**LOUNGE**

14'0(into bay) x 12'7 (4.27m(into bay) x 3.84m)

**DINING ROOM**

11'9 x 11'5 (3.58m x 3.48m)

**KITCHEN**

9'4 x 8'4 (2.84m x 2.54m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

15'0(into bay) x 11'11 (4.57m(into bay) x 3.63m)

**BEDROOM TWO**

11'9 x 10'3 (3.58m x 3.12m)

**BEDROOM THREE**

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

**BATHROOM**

9'0 x 8'0 (2.74m x 2.44m)

**GAS CENTRAL HEATING**

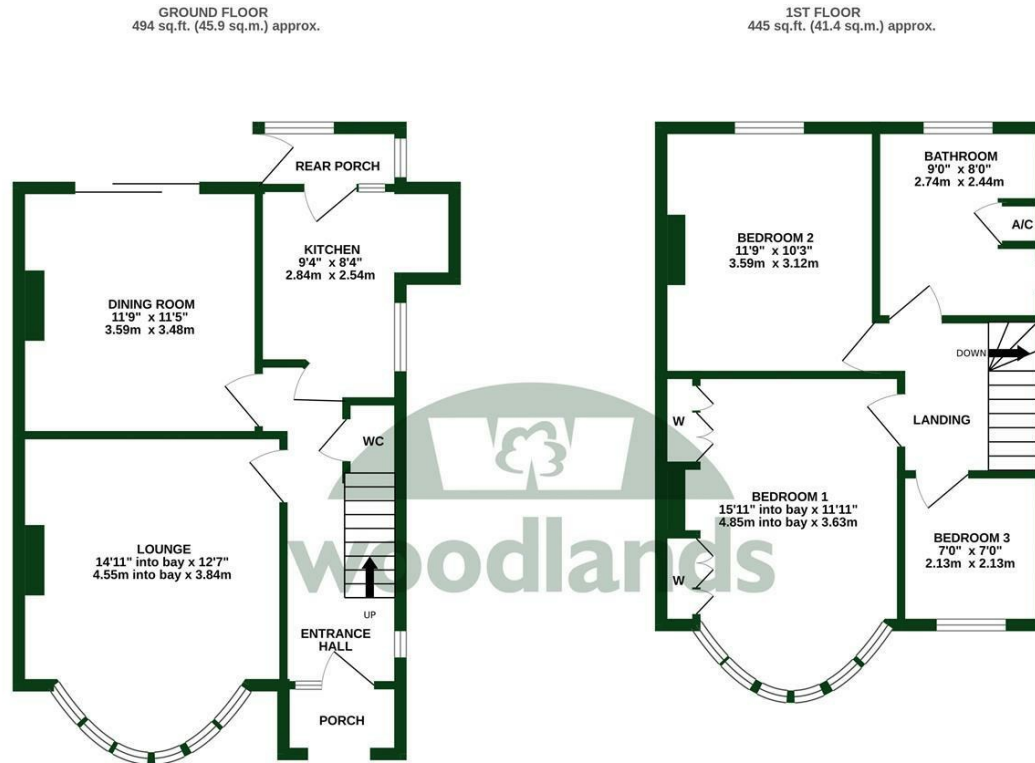
**DOUBLE GLAZED WINDOWS**

**90FT REAR GARDEN**

**GARAGE**

**OFF ROAD PARKING**





**TOTAL FLOOR AREA: 939 sq.ft (87.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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