
woodlands

42 GREENWOOD DRIVE, REDHILL, RH1 5PJ
£400,000
FREEHOLD

Well presented, three bedroom home in a quiet cul de sac with superb countryside views to the rear.

Just around the corner from East Surrey Hospital, a handy local shop and both bus and train links, this lovely three bedroom house is a genuine must see.

To the front there is an enclosed garden area, with hedged boundaries, a shingled area and a path to the front door. The property has an entrance hall with stairs to the first floor, and a doorway to the main reception space. The living room has a double glazed window to the front, a large under stair storage area and a door to a bright, kitchen/dining room, that has double glazed French doors to the rear garden. Upstairs there is a landing with built in storage, access to loft storage, and access to the family bathroom and three decent size bedrooms.

The rear garden is around 36ft, and easy to maintain, with both lawn and patio areas and a rear access gate.

There is off road and on street parking within the cul de sac, with the additional benefit of a single garage en-block just 50 yards from the house.

In addition to the transport links and nearby shop, you can walk to either Salfords or Earlswood station, and you have easy access to highly regarded schools, including Salfords and Reigate.

For further shopping options and amenities, both Reigate and Redhill town centres are only a few minutes in the car, or easily accessible by bus. Reigate offers a lovely high street, with an Everyman cinema and some great restaurants. Redhill has a bustling commuter feel, with a multi screen cinema complex, shopping centre, weekly local market, and some of the best train services outside of London.

- **THREE BEDROOMS**
- **SHOP NEARBY**
- **SOUTH FACING GARDEN**
- **MODERN COMBI BOILER**
- **COUNCIL TAX BAND: C**
- **CUL-DE-SAC**
- **WELL PRESENTED**
- **COUNTRYSIDE VIEWS**
- **GOOD LOCAL TRANSPORT**
- **EPC RATING: D**













ROOM DIMENSIONS

FRONT DOOR TO:

ENTRANCE HALL
4'6" x 5'9" (1.37m x 1.75m)

LOUNGE
11'1" x 16'1" (3.38m x 4.90m)

KITCHEN/DINER
14'0" x 9'5" (4.27m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM ONE
8'8" x 12'0" (2.64m x 3.66m)

BEDROOM TWO
7'0" x 10'9" (2.13m x 3.28m)

BEDROOM THREE
7'0" x 7'11" (2.13m x 2.41m)

BATHROOM
5'1" x 7'10" (1.55m x 2.39m)

OUTSIDE

FRONT GARDEN

SOUTH FACING REAR GARDEN

GARAGE IN NEARBY BLOCK

HIVE HEATING

DOUBLE GLAZED WINDOWS

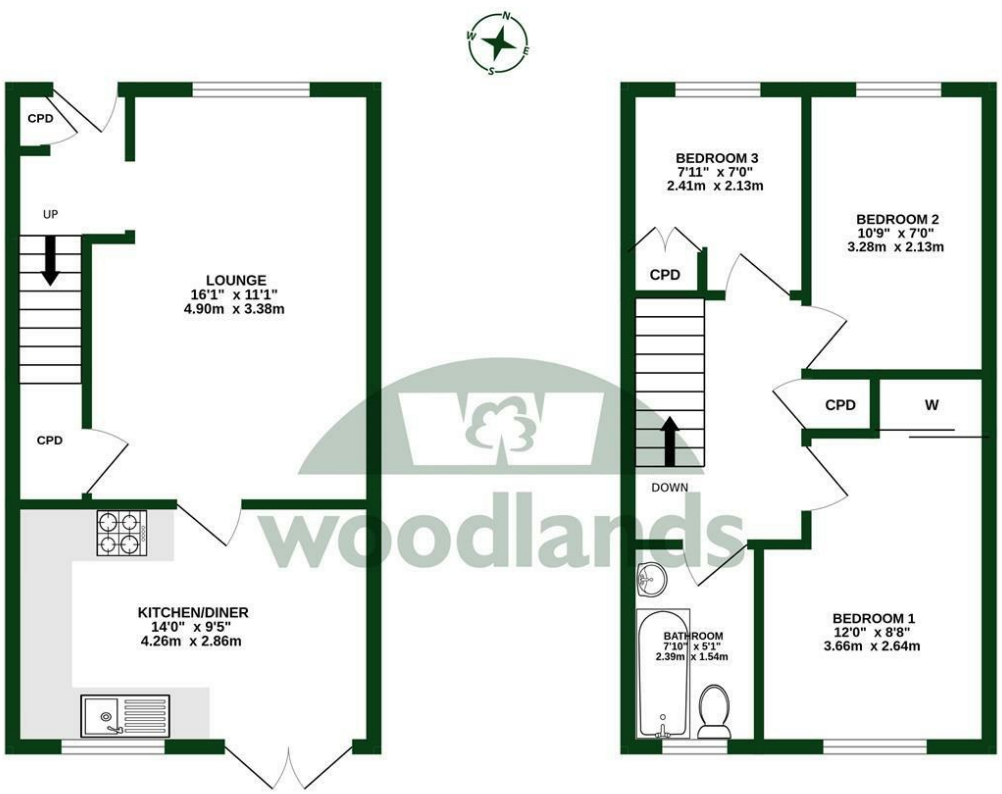






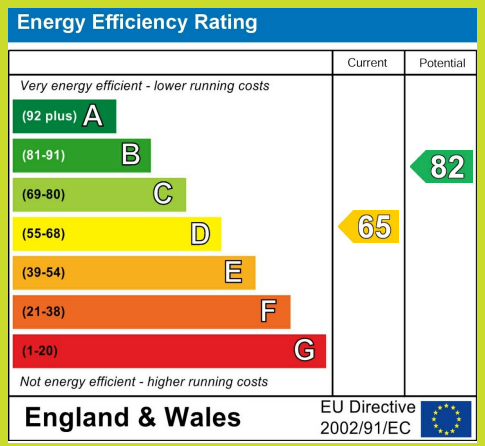
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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