



20 SPARROWSMEAD, REDHILL, SURREY, RH1 2EJ

£375,000

*****PROPERTY VISITS AVAILABLE*****

IMMACULATE THREE BEDROOM HOUSE IN A QUIET CUL DE SAC ONLY A SHORT WALK FROM REDHILL TOWN AND STATION WITH A GARAGE AND PRIVATE GARDEN

Tucked away near the end of a cul de sac you'll find this lovely terraced home that has been the subject of extensive refurbishment to offer a stylish house where you can just move in and relax.

Through the front door there is an entrance hall with a downstairs toilet, beyond the hallway is a bright partly living room that flows into the open plan kitchen/dining space which in turn has sliding doors to the rear garden. On the first floor there is a landing with loft access, three bedrooms and a well appointed shower room.

Outside there is an open plan lawn garden to the front, at the rear you have an easy to maintain 40ft garden the has a patio area as well as a lawn garden, fence boundaries and a rear access gate. In addition there is a garage enblock within the cul de sac.

Redhill town centre is a mere half a mile away meaning you have the perfect balance between peaceful surroundings and the convenience on offer from the bustling commuter town. Redhill train station has mainline rail links to London as well as access to Gatwick, Reading and Guildford.

DIRECTIONS : From Redhill follow the A23 London Road and at the traffic lights turn right onto Frenches Road and proceed over the roundabout. After 100 yards turn left into Kingfisher Drive and Sparrowsmead is the second right, the house is near the end of the cul de sac on the right hand side.

- **CUL DE SAC**
- **LOUNGE**
- **DOWNSTAIRS WC**
- **FIRST FLOOR BATHROOM**
- **CLOSE TO REDHILL TOWN**
- **IMMACULATE CONDITION**
- **OPEN KITCHEN/DINING SPACE**
- **THREE BEDROOMS**
- **GARAGE EN BLOCK**
- **HALF A MILE TO STATION**





ROOM DIMENSIONS:

ENTRANCE HALL

4'0 x 3'0 (1.22m x 0.91m)

CLOAKROOM

4'0 x 3'0 (1.22m x 0.91m)

LOUNGE

15'3 x 13'10 (4.65m x 4.22m)

KITCHEN/DINING ROOM

14'0 x 13'10 (4.27m x 4.22m)

BEDROOM ONE

14'0 x 9'1 (4.27m x 2.77m)

BEDROOM TWO

14'0 x 6'9 (4.27m x 2.06m)

BEDROOM THREE

8'10 x 6'10 (2.69m x 2.08m)

SHOWER ROOM

7'0 x 5'6 (2.13m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

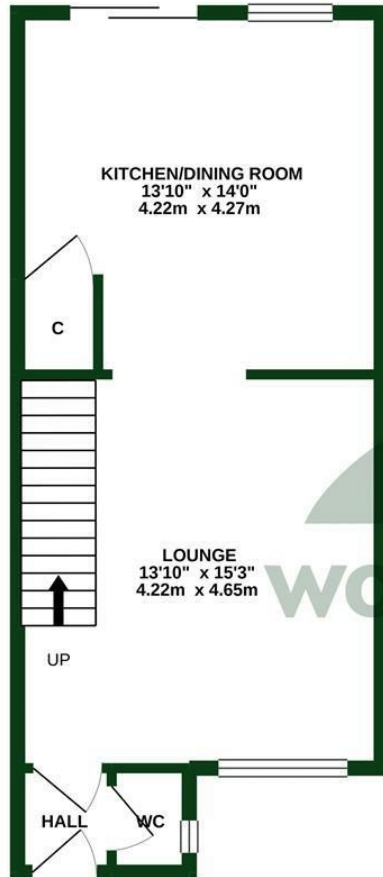
EN BLOCK GARAGE

COMMUNAL PARKING

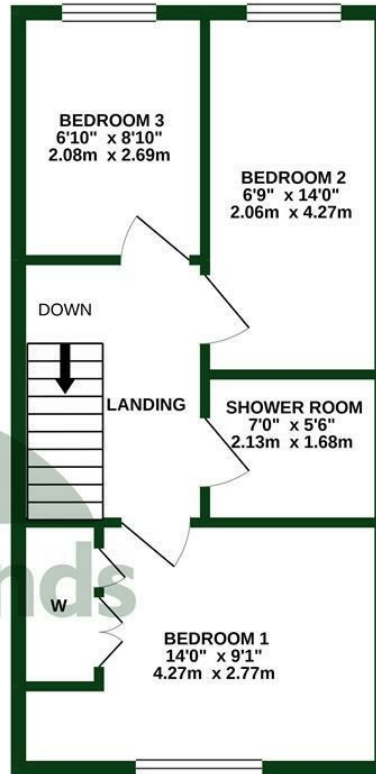
COUNCIL TAX BAND: D



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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