





**3 OAKLANDS DRIVE, REDHILL, SURREY, RH1 6RN**  
**£275,000**

**\*\*\*VIEWING AVAILABLE\*\*\***

**TWO BEDROOM SEMI DETACHED BUNGALOW FOR THOSE OVER 55 YEARS OF AGE WITH OFF ROAD PARKING AND A PRIVATE PATIO AREA.**

Located within the popular and well kept Oaklands Park development with its lovely green spaces, this two bedroom semi detached bungalow has the benefit of a private driveway and a secluded patio garden. The property requires refurbishment so would make a great project for someone looking to make their own mark and the keen price is also very appealing.

Through the front door there is an entrance hall with built in storage, the main bedroom has an en-suite cloakroom and fitted wardrobes with a second bedroom across the hall. You have a wet room, a spacious kitchen and a dual aspect lounge/dining room with direct access to the patio garden.

To the front there is a private driveway giving you off road parking for one car, surrounding the property there are well kept lawn gardens with a large meadow purely for the use of residents. Nearby Earlswood village has numerous shops and bus links as well as a main line train station.

**DIRECTIONS :** From Redhill follow the A23 Brighton Road and turn left after the petrol garage into Brook Road, at the end of the road turn left and follow Hooley Lane until the railway bridge then go right into St Johns Road. Take the next left onto Brambletye Park Road and follow the road for 340 yards. Turn left into Oaklands Park and follow Hartspeice road for 100 yards, Oaklands Drive is on the right and the bungalow can be found on the left hand side.

- |                             |                                |
|-----------------------------|--------------------------------|
| ■ <b>BUNGALOW</b>           | ■ <b>SOUGHT AFTER LOCATION</b> |
| ■ <b>LOUNGE/DINING ROOM</b> | ■ <b>KITCHEN</b>               |
| ■ <b>TWO BEDROOMS</b>       | ■ <b>WET ROOM</b>              |
| ■ <b>PRIVATE PATIO</b>      | ■ <b>OFF ROAD PARKING</b>      |
| ■ <b>WORK REQUIRED</b>      | ■ <b>NO CHAIN</b>              |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

13'7 x 11'9 (4.14m x 3.58m)

##### LOUNGE/DINING ROOM

13'6 x 11'10 (4.11m x 3.61m)

##### KITCHEN

10'6 x 9'11 (3.20m x 3.02m)

##### BEDROOM ONE

11'5 x 8'6 (3.48m x 2.59m)

##### ENSUITE WC

4'4 x 3'8 (1.32m x 1.12m)

##### BEDROOM TWO

8'5 x 6'11 (2.57m x 2.11m)

##### WET ROOM

6'6 x 5'6 (1.98m x 1.68m)

##### ELECTRIC HEATING

##### DOUBLE GLAZED WINDOWS

##### OFF ROAD PARKING FOR ONE CAR

##### PRIVATE PATIO

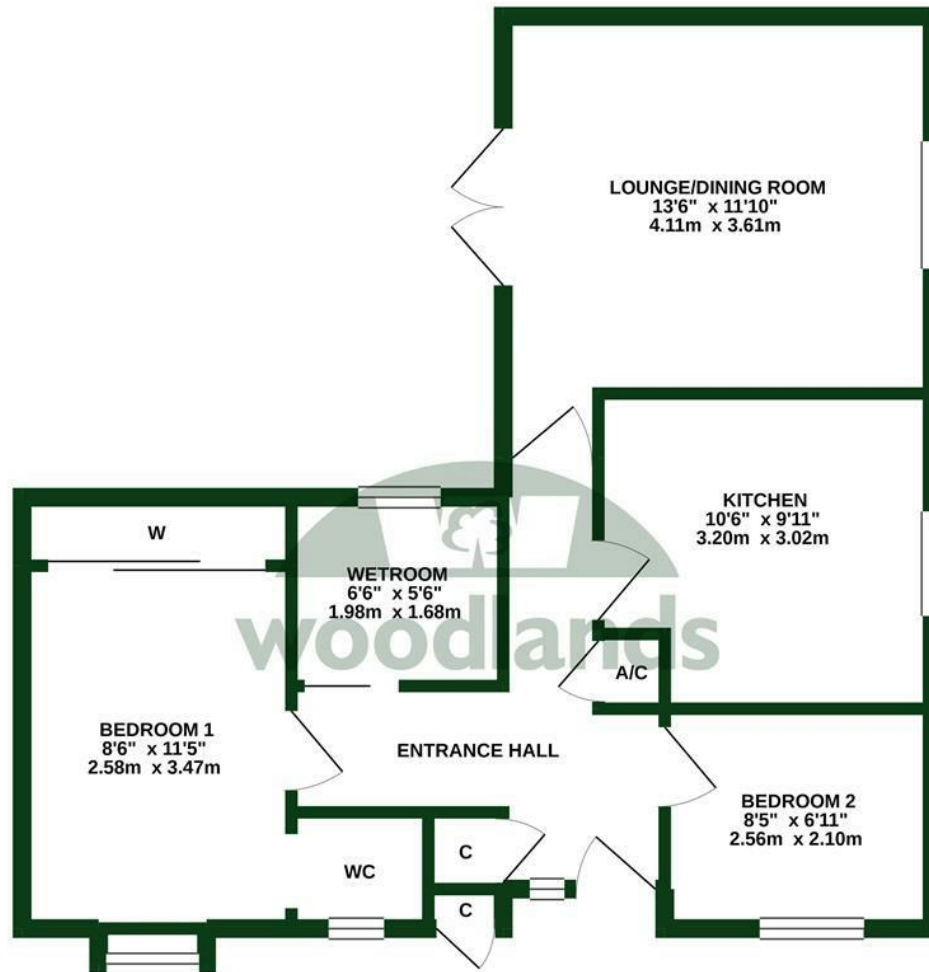
##### MAINTENANCE: £441 PER QUARTER

##### COUNCIL TAX BAND: E





GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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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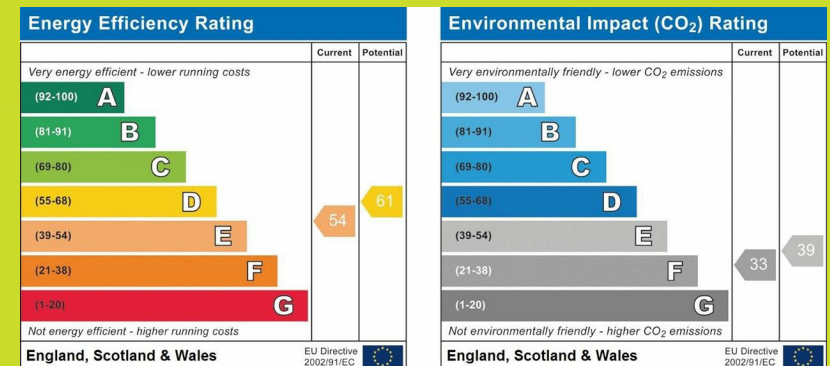


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