





**25 OAKDENE ROAD, REDHILL, SURREY, RH1 6BT**  
**£425,000**

**\*\*\* PROPERTY VISIT AVAILABLE BY APPOINTMENT \*\*\***

**THREE BEDROOM DETACHED VICTORIAN HOME WITH CELLAR ROOMS, LOCATED IN A SOUGHT AFTER AREA WITHIN EASY REACH OF REDHILL TOWN CENTRE.**

This Victorian detached house offers three bedrooms and has a private courtyard garden as well as a first floor WC, downstairs bathroom and two cellar rooms.

Through the front door there is an entrance hall with stairs to the first floor, to the front of the house there is a living room which is dual aspect and has double doors to the dual aspect dining room. At the rear there is a separate kitchen with a door to the courtyard garden, the ground floor bathroom and access down to the two cellar rooms which have around 6ft head height and windows to the front. On the first floor you have a split level landing with loft access and a W/C, in addition there are three bedrooms the largest of which has a shower cubicle and wash hand basin.

Outside there is parking on street within the road, a side access leads to the courtyard rear garden that has walled boundaries and the benefit of a southerly aspect.

Redhill town centre can be found a short walk from the house and offers a wide range of shops and amenities as well as excellent transport links to London, Gatwick and throughout the south east. In addition there are a number of highly regarded schools within walking distance.

- |                        |                             |
|------------------------|-----------------------------|
| ■ <b>DETACHED HOME</b> | ■ <b>CHARACTER PROPERTY</b> |
| ■ <b>LOUNGE</b>        | ■ <b>DINING ROOM</b>        |
| ■ <b>KITCHEN</b>       | ■ <b>THREE BEDROOMS</b>     |
| ■ <b>BATHROOM</b>      | ■ <b>FIRST FLOOR WC</b>     |
| ■ <b>CELLAR ROOMS</b>  | ■ <b>COURTYARD GARDEN</b>   |







#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
13'8 x 3'0 (4.17m x 0.91m)

**LOUNGE**  
12'8 x 10'4 (3.86m x 3.15m)

**DINING ROOM**  
12'1 x 10'5 (3.68m x 3.18m)

**KITCHEN**  
8'11 x 8'10 (2.72m x 2.69m)

**CLOAKROOM**  
3'1 x 2'10 (0.94m x 0.86m)

**BATHROOM**  
5'6 x 5'1 (1.68m x 1.55m)

#### BASEMENT:

**CELLAR 1**  
12'3 x 6'7 (3.73m x 2.01m)

**CELLAR 2**  
7'10 x 6'6 (2.39m x 1.98m)

#### FIRST FLOOR:

**BEDROOM ONE**  
13'11 x 12'8 (4.24m x 3.86m)

**BEDROOM TWO**  
12'3 x 8'1 (3.73m x 2.46m)

**BEDROOM THREE**  
9'0 x 8'6 (2.74m x 2.59m)

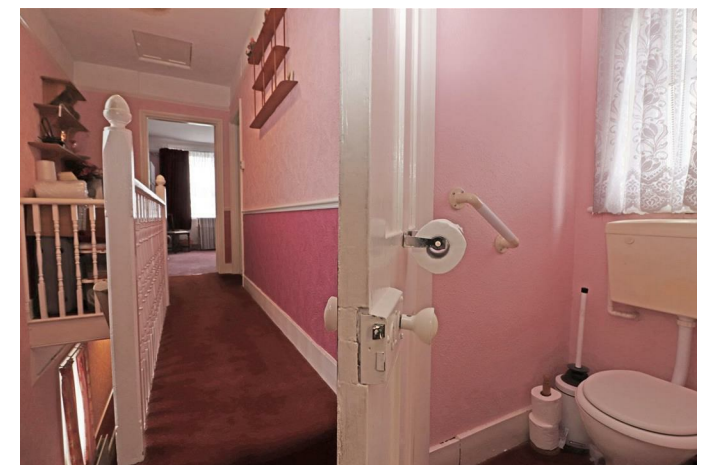
**SEPARATE WC**  
3'10 x 2'1 (1.17m x 0.64m)

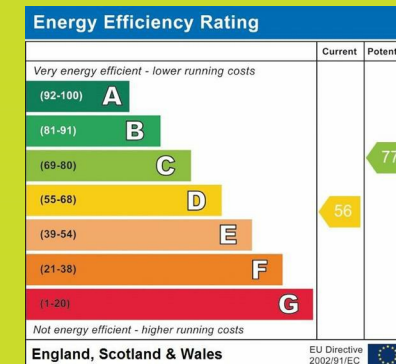
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COURTYARD GARDEN**

**COUNCIL TAX BAND: D**

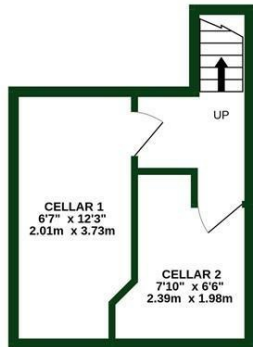




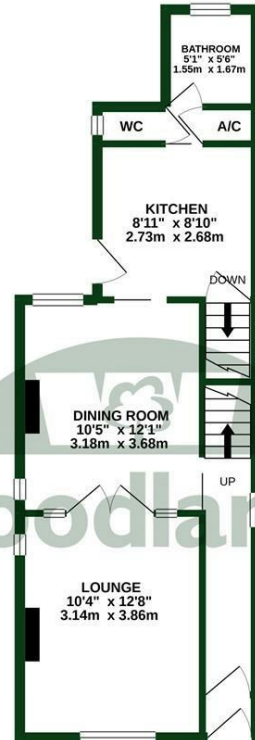
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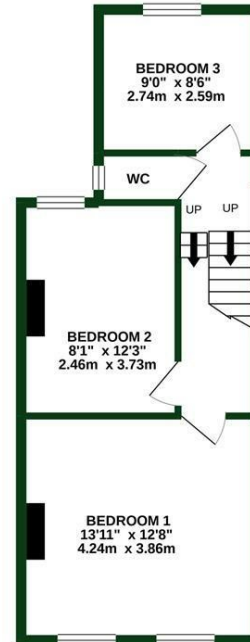
**BASEMENT**  
204 sq.ft. (19.0 sq.m.) approx.



**GROUND FLOOR**  
450 sq.ft. (41.8 sq.m.) approx.



**1ST FLOOR**  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA:** 1074 sq.ft. (99.8 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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