



11 MOUNT RISE, REDHILL, SURREY, RH1 6JY
GUIDE PRICE £475,000

***** PROPERTY VISIT AVAILABLE *****

WELL PRESENTED SEMI DETACHED HOUSE IN A QUIET CUL DE SAC WITH AMPLE PARKING, GARAGE AND A SECLUDED REAR GARDEN.

Superb family home located in a sought after residential road in the highly regarded St Johns area which is close to great schools and only half a mile from Earlswood train station, benefits include gas central heating and high quality low profile aluminium windows.

Through the front door there is an entrance hall with a downstairs WC, a door leads into the living room which has a double glazed window to the front, storage under the stairs and an archway leading to a bright, open plan kitchen dining room which itself has direct access to the rear garden. On the first floor you will find a landing with loft access and an airing cupboard. There are three bedrooms all of which benefit from built in wardrobes, in addition there is a contemporary family bathroom.

Outside you have the luxury of a driveway that can accommodate three cars as well as giving access to an attached single garage that has an up and over door to the front, a pedestrian rear door to the garden as well as power and light. At the rear there is a well maintained and secluded garden that has lawn and patio areas.

Nearby there are shops in either Earlswood or South Reigate with a wealth of green space right on your doorstep. Several highly regarded school can be found within walking distance and If you require transport links then Earlswood mainline train station is half a mile away.

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|-------------------------|----------------------------------------|
| ■ QUIET LOCATION | ■ CUL DE SAC |
| ■ LOUNGE | ■ KITCHEN/DINING ROOM |
| ■ THREE BEDROOMS | ■ PRIVATE GARDEN |
| ■ DRIVEWAY | ■ GARAGE |
| ■ SCHOOLS NEARBY | ■ 1/2 MILE TO EARLSWOOD STATION |





ROOM DIMENSIONS:

ENTRANCE HALL

7'2 x 3'1 (2.18m x 0.94m)

CLOAKROOM

5'6 x 3'10 (1.68m x 1.17m)

LOUNGE

14'3 x 12'0 (4.34m x 3.66m)

KITCHEN/DINING ROOM

15'8 x 8'10 (4.78m x 2.69m)

BEDROOM ONE

11'5 x 8'10 (3.48m x 2.69m)

BEDROOM TWO

9'9 x 8'10 (2.97m x 2.69m)

BEDROOM THREE

6'9 x 6'6 (2.06m x 1.98m)

FAMILY BATHROOM

6'4 x 6'4 (1.93m x 1.93m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

GARAGE

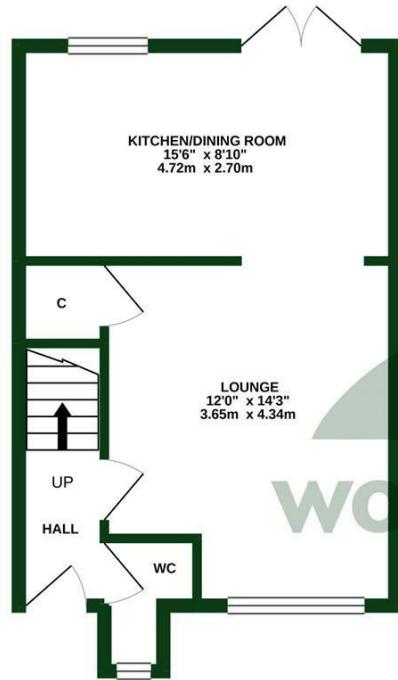
17 x 9'1 (5.18m x 2.77m)

OFF ROAD PARKING FOR TWO CARS

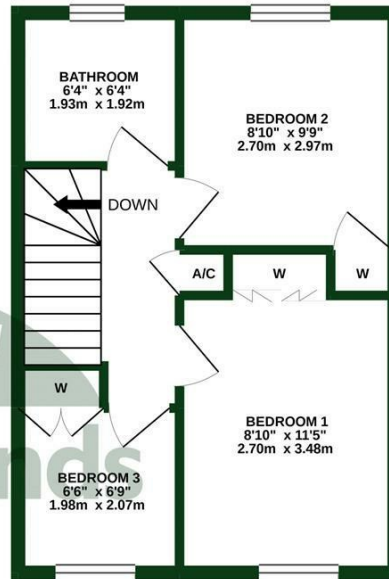
COUNCIL TAX BAND: E



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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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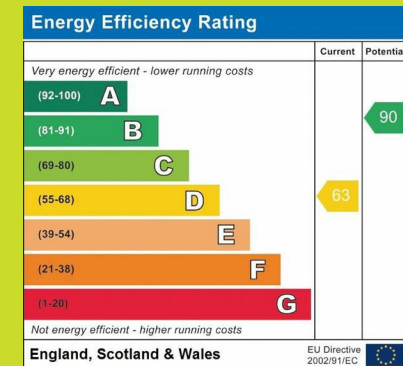
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