



**10 MALLARD CLOSE, REDHILL, SURREY, RH1 2HN**  
**£310,000**

\*\*\* PROPERTY VISIT AVAILABLE BY APPOINTMENT \*\*\*  
\*\*\* OFFERS BY 2/8/21 \*\*\*

END OF TERRACE TWO BEDROOM BUNGALOW WITH A LOVELY GARDEN  
LOCATED IN QUIET CUL DE SAC LESS THAN A MILE FROM REDHILL TOWN  
CENTRE

This two bedroom end terrace bungalow is offered with no chain and is  
situated in a quiet little spot within easy reach of Redhill town and station.

The property benefits from an entrance porch with a slim store cupboard,  
through the front door there is a lounge/dining room which has a full height  
double glazed window to the front and a door to both an inner hallway and  
the kitchen/breakfast room. Off the kitchen there is double glazed  
conservatory with double glazed French doors opening onto the garden. Off  
the inner hallway you have two bedrooms and a shower room.

The property has gas central heating delivered via a warm air system, you also  
have double glazed windows throughout.

Outside there is a well planted and colourful rear garden with a good sized  
side access as well as an open plan front lawn.

Redhill town centre can be found just over half a mile away and offers a wide  
range of shops and amenities including bus and rail links, a library, shopping  
centre and will shortly benefit from a new cinema complex and food court.

- BUNGALOW
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- EN BLOCK GARAGE
- CUL DE SAC
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- SHOWER ROOM
- QUIET LOCATION
- NO CHAIN





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

4'8 x 3'2 (1.42m x 0.97m)

**LOUNGE/DINING ROOM**

17'3 x 11'9 (5.26m x 3.58m)

**KITCHEN/BREAKFAST ROOM**

9'3 x 9'1 (2.82m x 2.77m)

**CONSERVATORY**

11'7 x 6'11 (3.53m x 2.11m)

**BEDROOM ONE**

12'1 x 11'1 (3.68m x 3.38m)

**BEDROOM TWO**

8'3 x 7'7 (2.51m x 2.31m)

**SHOWER ROOM**

8'0 x 5'1 (2.44m x 1.55m)

**GAS WARM AIR HEATING**

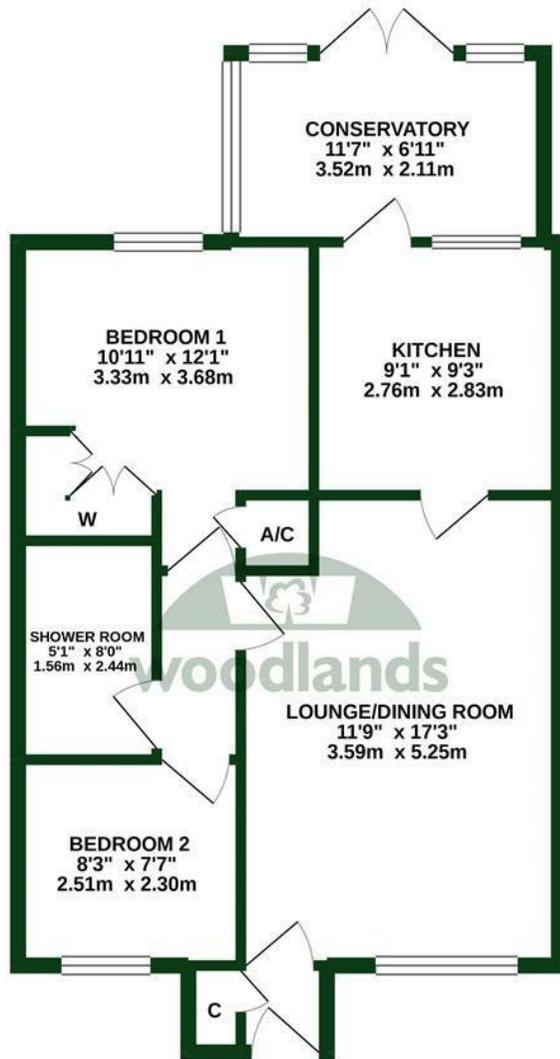
**DOUBLE GLAZED WINDOWS**

**REAR GARDEN**

**COUNCIL TAX BAND: D**

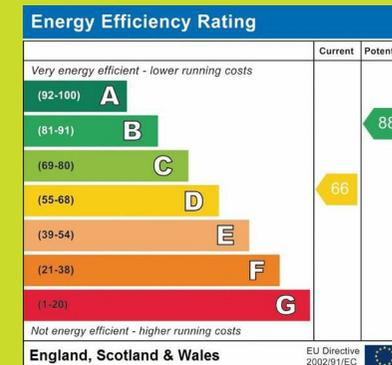


GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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