



**55 GREEN LANE, REDHILL, SURREY, RH1 2DF
OFFERS OVER £700,000
FREEHOLD**

***** SPACIOUS SEMI DETACHED HOME IN A SOUGHT AFTER LOCATION,
IDEAL FOR EXCELLENT SCHOOLS AND TRANSPORT LINKS *****

Green Lane is in a highly popular area that is a short walk from some of Redhill's best schools, as well as being easy access to the bustling town centre itself.

To the front you have a large driveway that will comfortably accommodate four cars. Through the front door there is a porch which is open to the hallway, to your left you have an open plan reception space, that has a bay window to the front and sliding doors at the rear. Beyond the hall there is a kitchen/dining space, that has double doors to a large, double glazed conservatory. Also off the kitchen there is an inner hallway with a shower room and a study, which could easily be used as an additional bedroom. On the first floor you have a landing with loft access, four good size bedrooms, a single bedroom and a family bathroom.

At the rear there is a generous 90ft garden, which is west facing and has a patio area, a good size lawn, and an enclosed section at the rear with a number of outbuildings.

Redhill town centre offers a wide range of shops and amenities, including a newly opened mutli screen cinema complex, a 24 hour gym, Sainsburys superstore, and superb transport links to central London, Gatwick, Guildford, Tonbridge and the south coast.

- **SPACIOUS HOME**
- **FIVE BEDROOMS**
- **LOUNGE AND STUDY**
- **LARGE DRIVEWAY**
- **COUNCIL TAX BAND: E**
- **90FT GARDEN**
- **BATHROOM AND SHOWER ROOM**
- **KITCHEN/DINING ROOM**
- **GREAT FOR SCHOOLS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH
6'4 x 3'11 (1.93m x 1.19m)

ENTRANCE HALL
9'6 x 5'9 (2.90m x 1.75m)

SHOWER ROOM
5'9 x 4'10 (1.75m x 1.47m)

LOUNGE
24'11 x 11'1(max) (7.59m x 3.38m(max))

KITCHEN/DINING ROOM
16'8 x 11'4 (5.08m x 3.45m)

CONSERVATORY
24'6 x 9'5 (7.47m x 2.87m)

STUDY
10'7 x 7'7 (3.23m x 2.31m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'7 x 10'3 (3.84m x 3.12m)

BEDROOM TWO
11'6 x 10'2 (3.51m x 3.10m)

BEDROOM THREE
12'2 x 7'9 (3.71m x 2.36m)

BEDROOM FOUR
11'5 x 7'9 (3.48m x 2.36m)

BEDROOM FIVE
9'4 x 6'11 (2.84m x 2.11m)

BATHROOM
8'3 x 6'10 (2.51m x 2.08m)

GAS CENTRAL HEATING

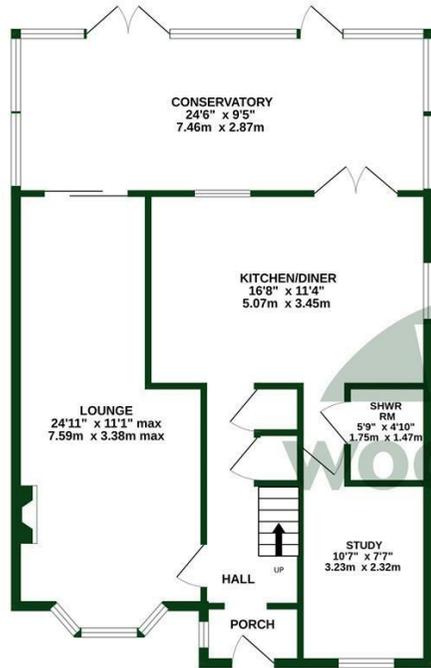
DOUBLE GLAZED WINDOWS

90FT REAR GARDEN

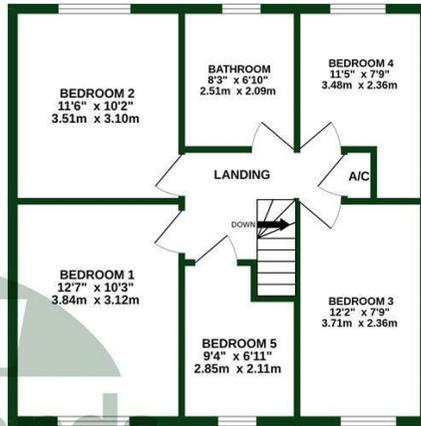
OFF ROAD PARKING FOR FOUR CARS



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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