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**45 PARK VIEW ROAD, REDHILL, SURREY, RH1 5DW**

**£400,000**

**FREEHOLD**

**\*\*\* NO CHAIN \*\*\***

**\*\*\* TERRACED HOUSE IN A CUL DE SAC LOCATION WITH WONDERFUL VIEWS, PARKING AND A GARAGE \*\*\***

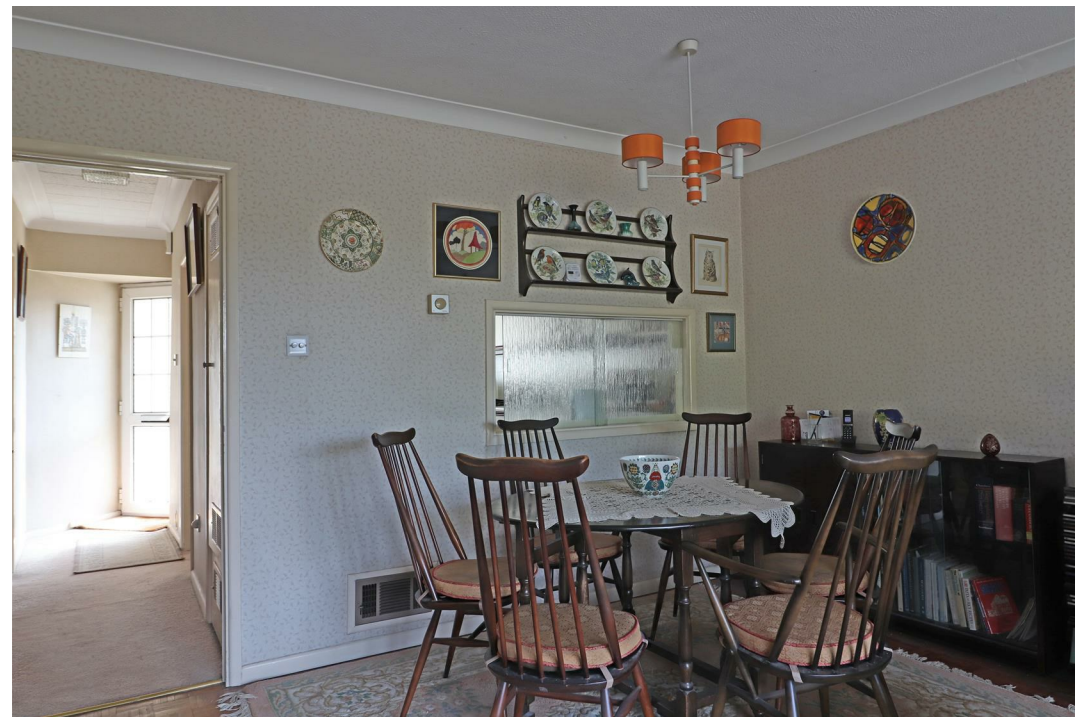
This late 1960's built home is in a quiet spot, just a short walk from local shops and Salfords mainline train station.

Through the front door there is an entrance hall with a downstairs WC. You have a good size kitchen which looks out to the front, then at the rear there is a lounge/dining room, with storage under the stairs and a sliding doors to the rear garden. On the first floor there is a generous principal bedroom with built in wardrobes, then you have a family bathroom and two further bedrooms which both offer excellent westerly views over fields.

Outside there is off road parking and a lawn garden to the front, in addition to an attached garage with an up and over door to the front as well as a pedestrian access door. To the rear there is a low maintenance patio garden, which has a westerly aspect and measures around 40ft. You have the additional benefit of a rear gate that opens onto a beautifully maintained shared garden area.

There are a range of local shops on the Brighton Road, which is only 120 yards away and accessible via a very handy footpath. In addition, there are bus route to either Redhill or Horley town centres, and you are only a third of a mile from Salfords train station, which offers direct trains to central London and Gatwick airport.

- CUL DE SAC
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM
- WEST FACING GARDEN
- COUNCIL TAX BAND: D
- THREE BEDROOMS
- KITCHEN
- PARKING AND GARAGE
- STATION NEARBY
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

13'6 (max) x 5'11 (max) (4.11m (max) x 1.80m (max))

**CLOAKROOM**

5'10 x 2'6 (1.78m x 0.76m)

**LOUNGE/DINING ROOM**

17'10 x 15'3 (5.44m x 4.65m)

**KITCHEN**

11'8 x 8'11 (3.56m x 2.72m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

15'3 x 9'1 (4.65m x 2.77m)

**BEDROOM TWO**

13'7 x 8'5 (4.14m x 2.57m)

**BEDROOM THREE**

10'5 x 6'6 (max) (3.18m x 1.98m (max))

**BATHROOM**

8'5 x 4'8 (2.57m x 1.42m)

**GAS WARM AIR HEATING**

**DOUBLE GLAZED WINDOWS**

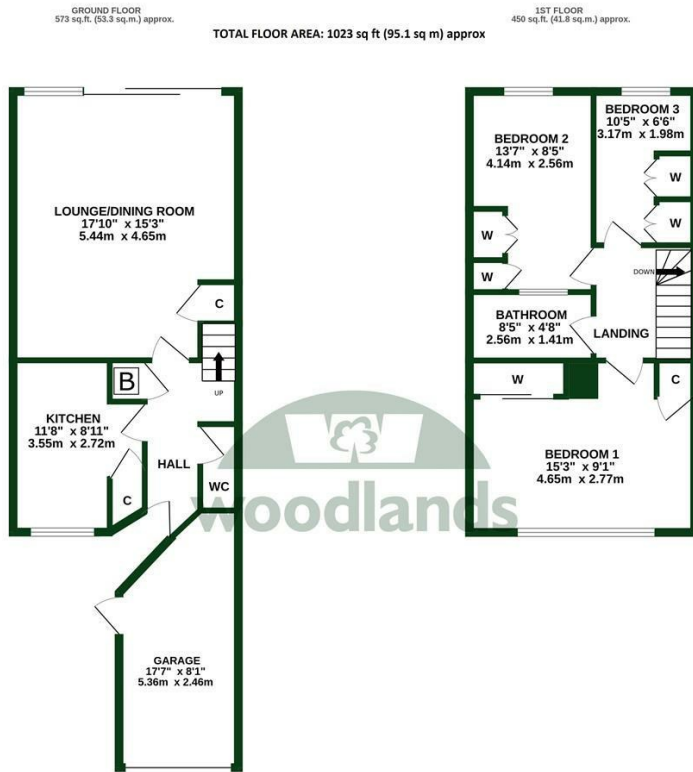
**40FT REAR GARDEN**

**GARAGE**

17'7 x 8'1 (5.36m x 2.46m)

**OFF ROAD PARKING FOR ONE CAR**





TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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 guidance 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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PROTECTED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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