



19 WOODSIDE WAY, REDHILL, SURREY, RH1 4DB

£450,000

FREEHOLD

***** GREAT LOCATION AND NO ONWARD CHAIN, BACKING ONTO WOODLAND *****

***** SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING AND A GOOD SIZE GARDEN *****

Built in the 1930's, this semi detached home is offered to the market with the benefit of no chain and is conveniently located within easy reach of both Redhill and Earlswood train stations.

To the front there is a driveway providing off road parking, with steps up to the front door. There is a bright entrance hall with storage under the stairs. You have a fitted kitchen, and an open plan lounge/dining space, that has a bay window to the front and sliding doors to a conservatory at the rear.

Upstairs there is a landing with a window to the side and loft access. You have two generous double bedrooms, both with extensive fitted wardrobes, a bathroom with a separate WC and an additional bedroom. There are far reaching views to the front from the first floor, allowing you to take in most of Earlswood and St Johns Church.

Outside there is a side accessway to the rear garden, which measures around 75ft and has patio, lawn and decked areas, with some great views from the upper tier, as well as the privacy of a woodland back drop.

There are a couple of handy local shops within a short walk, and Redhill train station can be found around half a mile away, with the bustling town centre just beyond. You have access to direct services to central London, as well as trains to Gatwick, Reading, Guildford and Tonbridge. Redhill town has a regular local market, a multi screen cinema complex, shopping centre, 24 hour gym, and a range of pubs and restaurants.

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|------------------------------|--------------------------|
| ■ POPULAR LOCATION | ■ GREAT VIEWS |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ THREE BEDROOMS | ■ BATHROOM AND WC |
| ■ OFF ROAD PARKING | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

14'11 x 5'11 (4.55m x 1.80m)

LOUNGE/DINING ROOM

12'5 x 11'9 + bay (3.78m x 3.58m + bay)

DINING ROOM

11'11 x 11'5 (3.63m x 3.48m)

KITCHEN

8'10 x 6'10 (2.69m x 2.08m)

CONSERVATORY

10'2 x 7'11 (3.10m x 2.41m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'10 x 9'2 + wardrobes (3.61m x 2.79m + wardrobes)

BEDROOM TWO

11'11 x 9'3 + wardrobes (3.63m x 2.82m + wardrobes)

BEDROOM THREE

8'4 x 7'6 (2.54m x 2.29m)

BATHROOM

7'4 x 5'9 (2.24m x 1.75m)

SEPARATE WC

4'6 x 2'8 (1.37m x 0.81m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

75FT REAR GARDEN

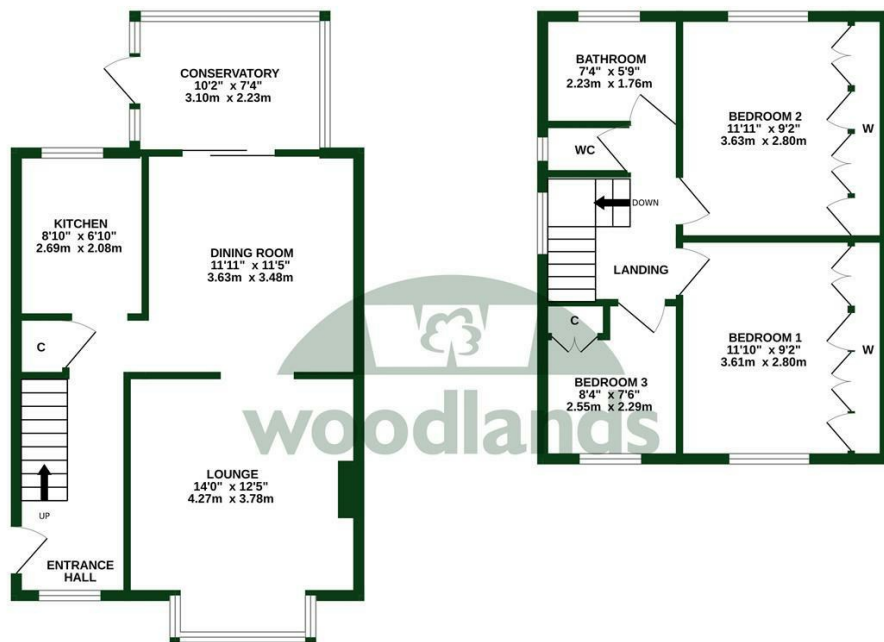
OFF ROAD PARKING



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA: 955 sq ft (88.7 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 misstatement. 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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