



1

25



25 GARIBALDI ROAD, REDHILL, SURREY, RH1 6PB

£335,000

FREEHOLD

****** PRETTY VICTORIAN COTTAGE IN A RESIDENTIAL NO THROUGH ROAD ******

Situated in a quaint side street this two double bedroom Victorian cottage oozes charm whilst still giving the next owner the opportunity to upgrade to their own styles and taste. The house is easily accessible to Redhill Town Centre, both Redhill and Earlswood railway stations, and local amenities. Redhill Common is at the end of the road and is perfect for dog walking, or getting away from daily life for a little peace and quiet. Also just around the corner is the Garibaldi pub which is community owned, it has a fabulous garden and they organises plenty of events & evenings.

The house itself is presented as a blank canvas with white washed walls and a number of character features including fireplaces. The lounge to the front of the house has a double glazed window and leads through to the kitchen/diner at the back which has plenty of space for a dining table and a large under-stairs storage cupboard. At the back, off of the rear lobby, is the bathroom. Upstairs there are two double bedrooms with built in cupboards and feature fireplaces.

Outside to the rear, is a perfectly sized west facing garden with steps up to a patio area and lawn, a great sun trap for relaxing evenings.

The house is available chain free and a viewing is highly recommended.

- VICTORIAN COTTAGE
- KITCHEN/DINER
- WEST FACING GARDEN
- NO THROUGH ROAD
- COUNCIL TAX BAND: C
- TWO DOUBLE BEDROOMS
- GAS HEATING TO RADIATORS
- OPPORTUNITY TO UPDATE
- CHAIN FREE
- EPC RATING: D





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

LOUNGE

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

KITCHEN/DINER

12'2 x 10'3 (3.71m x 3.12m)

BATHROOM

6'5 x 5'2 (1.96m x 1.57m)

FIRST FLOOR

BEDROOM ONE

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

BEDROOM TWO

12'1 x 10'3 (3.68m x 3.12m)

GAS CENTRAL HEATING

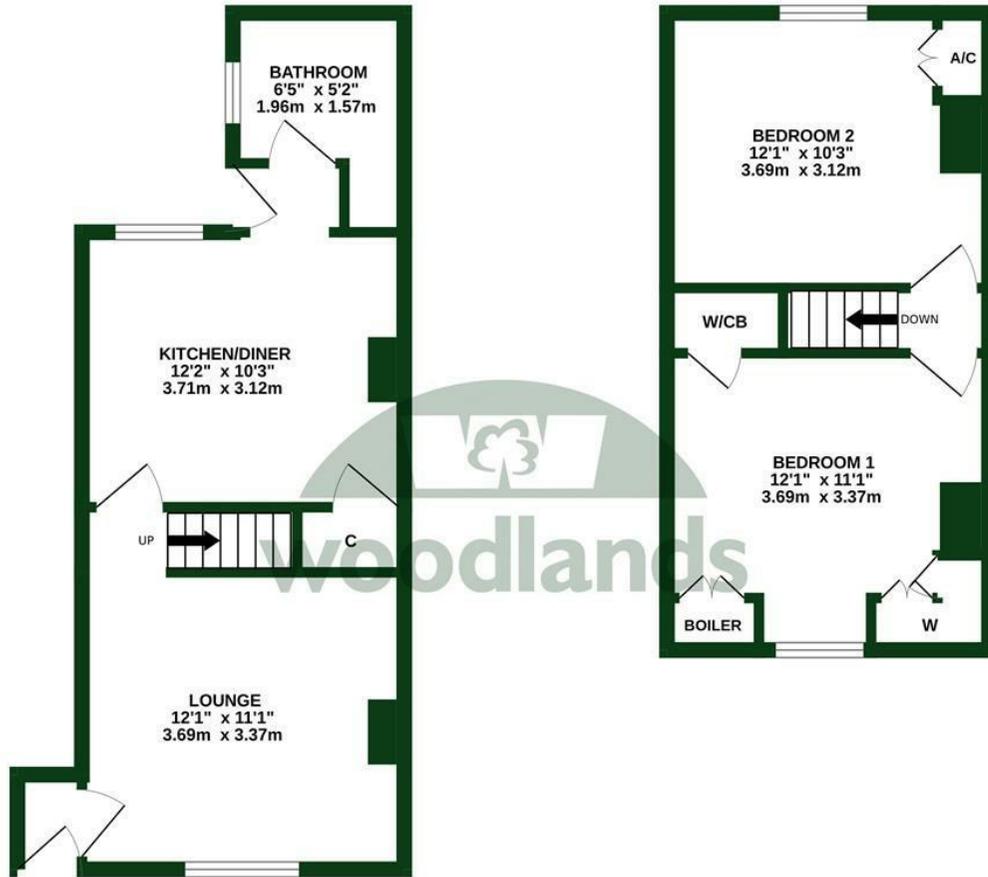
PART DOUBLE GLAZED WINDOWS

30FT REAR GARDEN



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.