



2006



19 COLLEGE CRESCENT, REDHILL, SURREY, RH1 2HL

**£425,000
FREEHOLD**

***** SEMI DETACHED TWO BEDROOM HOUSE IN A CUL DE SAC LOCATION CLOSE TO SHOPS *****

Built in 2006, this spacious, two bedroom house benefits from a generous entrance hall, with built in storage and a WC. There is a lounge/dining room to the rear with double glazed French doors to the garden then at the front there is a separate fitted kitchen. On the first floor there is a landing with an airing cupboard and loft access. You have a family bathroom, and two double bedrooms, one of which having built in wardrobes.

Outside there is allocated off road parking located to the side of the house. You have a side access gate, which leads through to a 35ft wide by 25ft deep garden, that has both patio and lawn areas, a wide side return and a south easterly aspect.

Nearby there are a couple of handy local shops, both on Frenches Road, and there is also a bus route that connects into Redhill town centre. Redhill mainline train station can be found less than a mile away, and offers direct services to central London (in around half an hour), as well as links to Guildford, Reading, Gatwick and Tonbridge.

Redhill town centre also offer a wide range of shops, a multi screen cinema complex, Sainsburys superstore, Shopping centre, 24 hour gym, a leisure centre and a weekly local market.

- SEMI DETACHED HOUSE
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- DOWNSTAIRS WC
- COUNCIL TAX BAND: D
- NO CHAIN
- SEPARATE KITCHEN
- BATHROOM
- OFF ROAD PARKING
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
15'5 x 8'0 (4.70m x 2.44m)

CLOAKROOM
6'0 x 3'5 (1.83m x 1.04m)

LOUNGE/DINING ROOM
15'6 x 12'4 (4.72m x 3.76m)

KITCHEN
11'5 x 7'1 (3.48m x 2.16m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'6 x 11'5(max) (4.72m x 3.48m(max))

BEDROOM TWO
11'10 x 9'9 (3.61m x 2.97m)

BATHROOM
8'1 x 6'6 (2.46m x 1.98m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

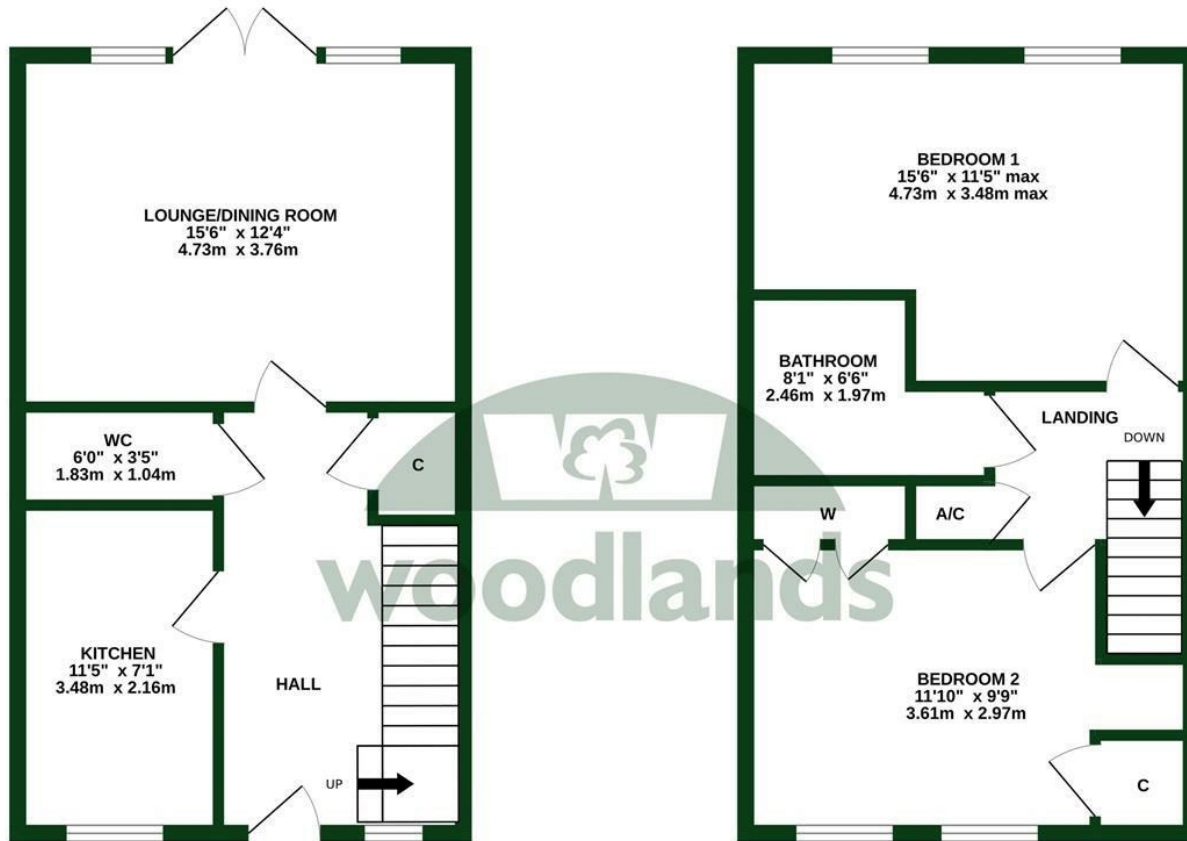
REAR GARDEN

OFF ROAD PARKING

ESTATE CHARGE: £150 PER ANNUM



GROUND FLOOR 420 sq.ft. (39.0 sq.m.) approx. TOTAL FLOOR AREA: 840 SQ FT (78.0 SQ M) APPROX 1ST FLOOR 420 sq.ft. (39.0 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 Metroiix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(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.