145c
woodlands

145C FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ
£525,000
FREEHOLD

*** THREE DOUBLE BEDROOM, END TERRACE HOUSE PRESENTED IN EXCELLENT CONDITION THROUGHOUT ***

Situated within easy reach of local shops and schools, as well as being less than a mile from Redhill centre and station, this well appointed, end of terrace home is a must see.

To the front there is an extended entrance hall, with a Velux window and a combined cloakroom and utility room, as well as a door to the integral garage. You have a spacious living room, with a built in cupboard under the stairs and bi-folding doors that lead through to a large kitchen/dining space, which in turn has direct access to the rear garden. On the first floor there is a landing with built in storage and loft access, a modern family bathroom, generous principal bedroom to the front and two further double bedrooms to the rear.

Outside there is off road parking to the front for two cars, to the side there is a private access. At the rear there is a 40ft, west facing garden, which has a patio area leading onto a lawn garden with fenced boundaries and a timber shed.

Frenches Road itself has two well stocked local shops, perfect for all those daily essentials. In addition, there is a Tesco express just around the corner on the Watercolour development. You are also only a short walk from the highly regarded Lime Tree primary school.

Redhill's bustling town centre can be found 0.8 of a mile away, and offers a wide range of shops, a superb mainline train station, a Sainsburys superstore, new multi screen cinema and leisure complex, as well as a regular local market and a selection of pubs and restaurants.

- **EXECLLENT CONDITION**
- **KITCHEN/DINING ROOM**
- **CLOAKROOM/UTILITY**
- **GARAGE AND PARKING**
- **COUNCIL TAX BAND: D**
- **LARGE LOUNGE**
- **THREE DOUBLE BEDROOMS**
- **MODERN BATHROOM**
- **WEST FACING GARDEN**
- **EPC RATING: TBC**

ROOM DIMENSIONS:

PORCH
9'10 x 4'3 (3.00m x 1.30m)

INNER HALL
8'0 x 5'7 (2.44m x 1.70m)

CLOAKROOM/UTILTY

LOUNGE
16'11 x 12'10 (5.16m x 3.91m)

KITCHEN/DINING ROOM
16'11 x 9'1 (5.16m x 2.77m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'3 x 9'7 (4.04m x 2.92m)

BEDROOM TWO
12'2 x 8'6 (3.71m x 2.59m)

BEDROOM THREE
12'2 x 8'0 (3.71m x 2.44m)

BATHROOM
5'10 x 5'2 (1.78m x 1.57m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

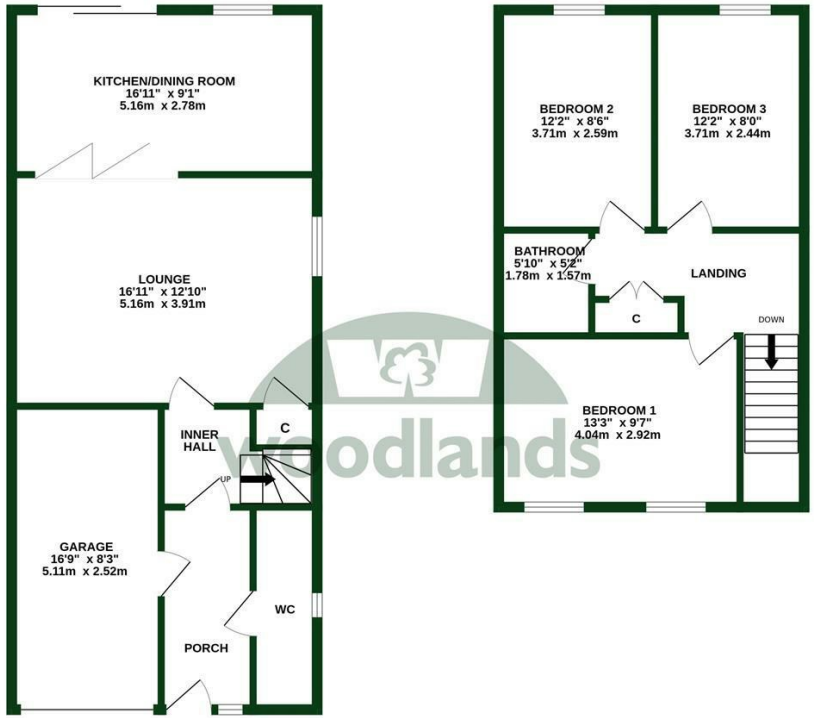
GARAGE
16'9 x 8'3 (5.11m x 2.51m)

OFF ROAD PARKING FOR TWO CARS

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

TOTAL FLOOR AREA: 1,121 SQ FT (104.1 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 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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