



50 ABINGER DRIVE, REDHILL, SURREY, RH1 6SY
OFFERS OVER £400,000
FREEHOLD

***** SUPERB TWO BEDROOM HOUSE IN A QUIET MODERN DEVELOPMENT SURROUNDED BY WOODLAND *****

This two bedroom terraced house, is situated in a highly desirable location, and would make a wonderful first home or indeed a comfortable downsize.

To the front of the house there is a covered storm porch, with a useful built in storage cupboard. Through the front door you have an entrance with stairs to the first floor. Off the hall way there is a great size living room which has a double glazed window to the front, and a storage cupboard under the stairs. At the rear of the house there is a kitchen/dining room which overlooks, and has direct access to the 35ft rear garden. Upstairs, there is a principal bedroom to the front with two double fitted wardrobes, and an ensuite shower room, at the rear is a good size second bedroom and centrally, there is a family bathroom.

Outside, you have the benefit of allocated off road parking for two cars, and the rear there is a pleasant 35ft garden, which has an easterly aspect, and is mostly laid to lawn with a patio area and fenced boundaries.

Nearby there are a couple of local pubs, and some local shops next to Earlswood train station. You have the benefit of some beautiful green spaces right on your doorstep, including Earlswood lakes and Redhill common. Redhill's bustling town centre can be found just over a mile away, and offers a wide range of shops and amenities including mainline trains to London, Gatwick, Brighton, Guildford and Tonbridge. In addition, the Rise, which is a brand new leisure complex comprising a multi screen cinema, bowling alley and restaurants, is opening over the course of this year.

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|------------------------------|---------------------------------|
| ■ EXCELLENT LOCATION | ■ TWO BEDROOMS |
| ■ SPACIOUS LOUNGE | ■ KITCHEN/DINING ROOM |
| ■ STATION NEARBY | ■ BATHROOM & ENSUITE |
| ■ 35FT GARDEN | ■ PARKING FOR TWO CARS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

COVERED ENTRANCE PORCH

FRONT DOOR

ENTRANCE HALL

LOUNGE

17'2 x 11'10 (5.23m x 3.61m)

KITCHEN/DINING ROOM

14'3 x 9'5 (4.34m x 2.87m)

FIRST FLOOR LANDING

BEDROOM ONE

13'5 x 9'8 (4.09m x 2.95m)

ENSUITE SHOWER ROOM

6'11 x 5'6 (2.11m x 1.68m)

BEDROOM TWO

12'3 x 7'6 (3.73m x 2.29m)

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

GAS CENTRAL HEATING

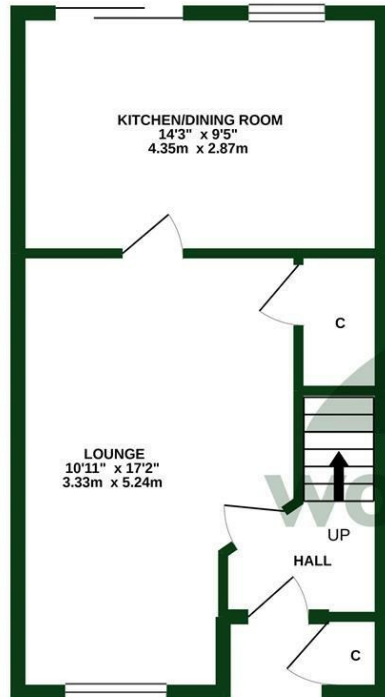
DOUBLE GLAZED WINDOWS

REAR GARDEN

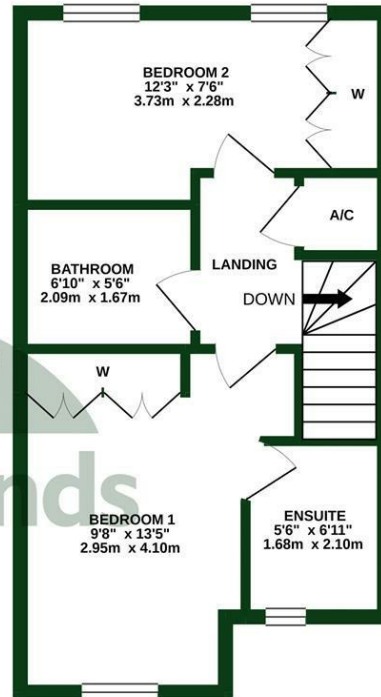
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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 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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PROTECTED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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	

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