woodlands

4 MAPLEWOOD, 14B MAPLE ROAD, REDHILL, SURREY, RH1 5HE
OFFERS OVER £500,000
FREEHOLD

*** SPACIOUS, 4 BEDROOM END OF TERRACE HOUSE, WITH OFF ROAD PARKING IN A CUL DE SAC LOCATION ***

Built only 6 years ago by an award winning, local developer, this generously proportioned town house has four good sized bedrooms, as well as a ground floor WC, family bathroom and en-suite shower room.

Through the front door there is an entrance hall with the WC and a door to the kitchen/breakfast room. At the rear there is a large lounge/dining room, with built in storage under the stairs and direct access to the garden. On the first floor there are two double bedrooms with built in wardrobes, another bedroom and a well appointed family bathroom. Up on the top floor there is a landing with built in storage, and a generous principal suite, which is dual aspect, and has an en-suite shower room as well as built in storage.

To the front there is allocated parking for two cars. You have a side access which leads through to a private, south facing garden.

Nearby there is a parade of local shops, and bus route connecting you to Redhill, Reigate and Horley. In addition, you are within walking distance of East Surrey Hospital, the beautiful Earlswood lakes and Earlswood mainline train station.

Redhill town centre can be found less than 2 miles to the north, and offers a wide range of shops and amenities, including a multi screen cinema complex, extensive rail links to central London, Guildford, Reading and Tonbridge.

- **SPACIOUS HOME**
- **SPACIOUS LOUNGE**
- **FOUR BEDROOMS**
- **SOUTH FACING GARDEN**
- **COUNCIL TAX BAND: E**
- **ONLY 6 YEARS OLD**
- **KITCHEN/BREAKFAST ROOM**
- **BATHROOM AND ENSUITE**
- **ALLOCATED PARKING**
- **EPC RATING: B**

ROOM DIMENSIONS:

ENTRANCE HALL
10'2 x 3'11 (3.10m x 1.19m)

CLOAKROOM
5'6 x 3'0 (1.68m x 0.91m)

LOUNGE/DINING ROOM
17'3 x 15'6 (5.26m x 4.72m)

KITCHEN/BREAKFAST ROOM
13'9 x 9'8 (4.19m x 2.95m)

BEDROOM ONE
16'10 x 13'6 (5.13m x 4.11m)

ENSUITE SHOWER ROOM

BEDROOM TWO
14'7 x 9'8 (4.45m x 2.95m)

BEDROOM THREE
12'8 x 9'8 (3.86m x 2.95m)

BEDROOM FOUR
11'3 x 7'3 (3.43m x 2.21m)

BATHROOM

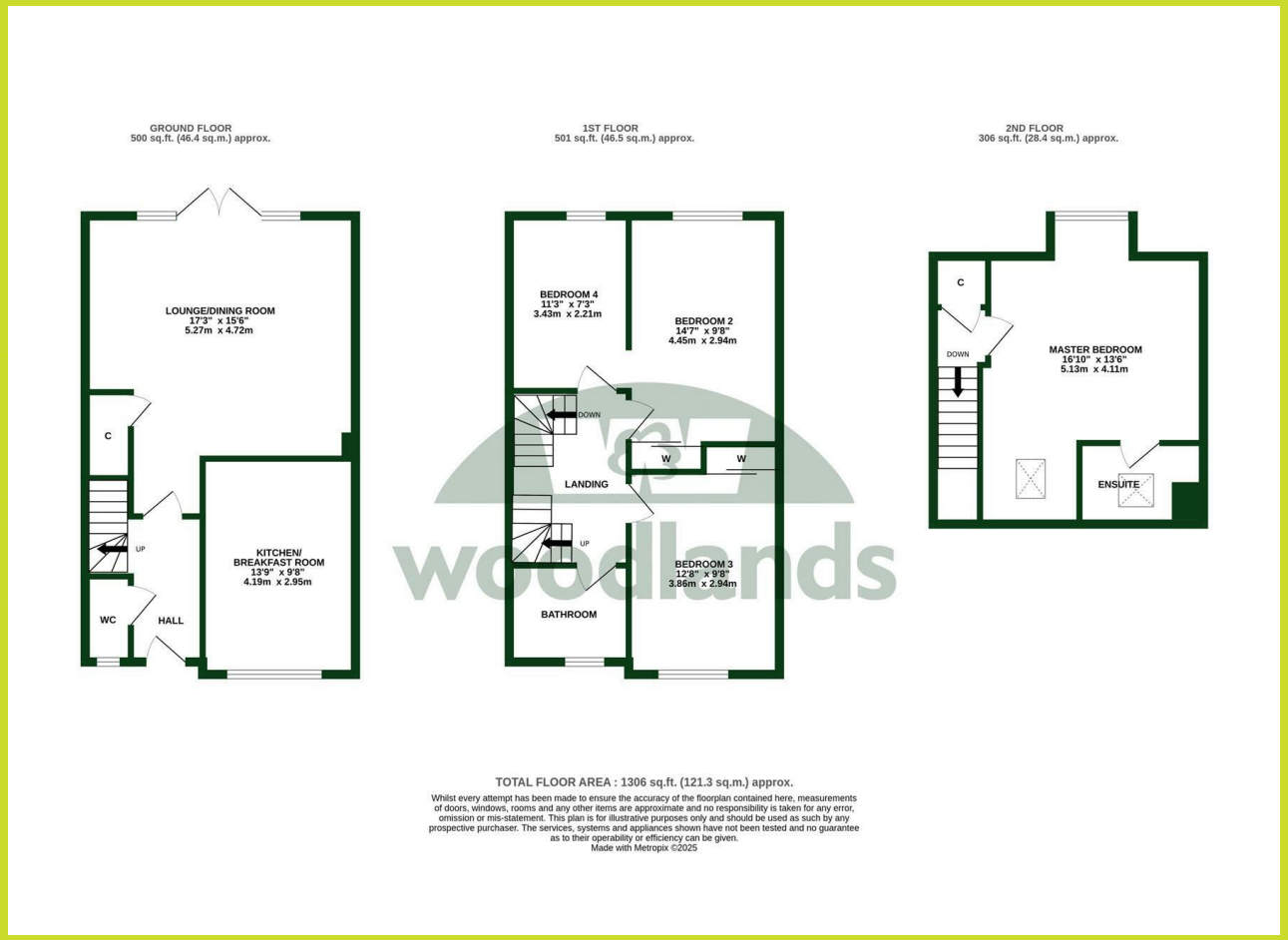
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SOUTH FACING GARDEN

ALLOCATED PARKING

ANNUAL ESTATE CHARGE: £90



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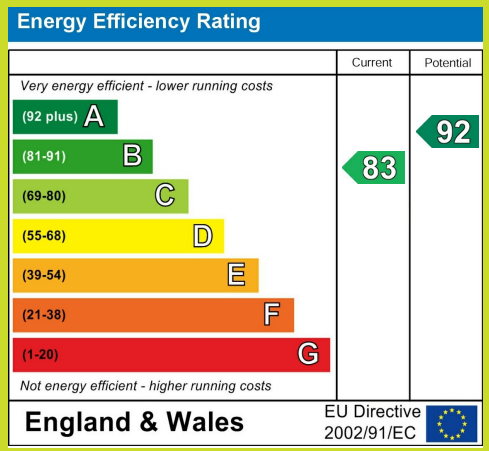

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