87
woodlands

87 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EG
£550,000
FREEHOLD

*** SPACIOUS, EXTENDED HOME WITH A SOUTH WEST FACING REAR GARDEN AND OFF ROAD PARKING ***

Located within easy reach of highly regarded schools and some stunning Surrey countryside, this versatile, semi detached property would make a superb family home.

Through the front door there is an entrance lobby with stairs to the first floor. Off to the left is a large dining room with a double glazed window to the front and storage under the stairs. There is a door through to the fitted kitchen, which overlooks the garden and has access to the downstairs shower room. There is a bright, dual aspect living room, which has direct access to the garden, and a door to an additional reception room which has French doors to the front and could be used as another bedroom or a playroom. On the first floor there is a landing with loft access, and four bedrooms, three of which are double sized, with a stylish family bathroom.

To the front there is a driveway, providing off road parking for several cars. To the rear you have a 50ft, south west facing garden, that has a secluded patio area, lawn garden and a timber shed.

Nearby you have a handy local shop, and bus routes connecting you to Redhill town centre and also services to Croydon.

Redhill town centre is a little over half a mile away, and offers a wide range of high street shops as well as a shopping centre, regular local market, multi screen cinema, 24 hour gym and excellent train links into central London.

- **SPACIOUS HOME**
- **TWO/THREE RECEPTION ROOMS**
- **DOWNSTAIRS SHOWER ROOM**
- **SOUTH WEST FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **POPULAR LOCATION**
- **FOUR/FIVE BEDROOMS**
- **FIRST FLOOR BATHROOM**
- **DRIVEWAY**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL
3'11 x 3'7 (1.19m x 1.09m)

RECEPTION HALL/DINING ROOM
14'7 x 12'6 (4.45m x 3.81m)

KITCHEN
11'7 x 7'7 (3.53m x 2.31m)

SHOWER ROOM
7'8 x 5'8 (2.34m x 1.73m)

LOUNGE
18'1 x 11'0 (5.51m x 3.35m)

FAMILY ROOM/BEDROOM FIVE
13'6 x 10'0 (4.11m x 3.05m)

FIRST FLOOR

LANDING

BEDROOM ONE
17'9(max) x 10'5(max) (5.41m(max) x 3.18m(max))

BEDROOM TWO
10'8 x 7'8 (3.25m x 2.34m)

BEDROOM THREE
11'8 x 8'0 (3.56m x 2.44m)

BEDROOM FOUR
9'6 x 6'11 (2.90m x 2.11m)

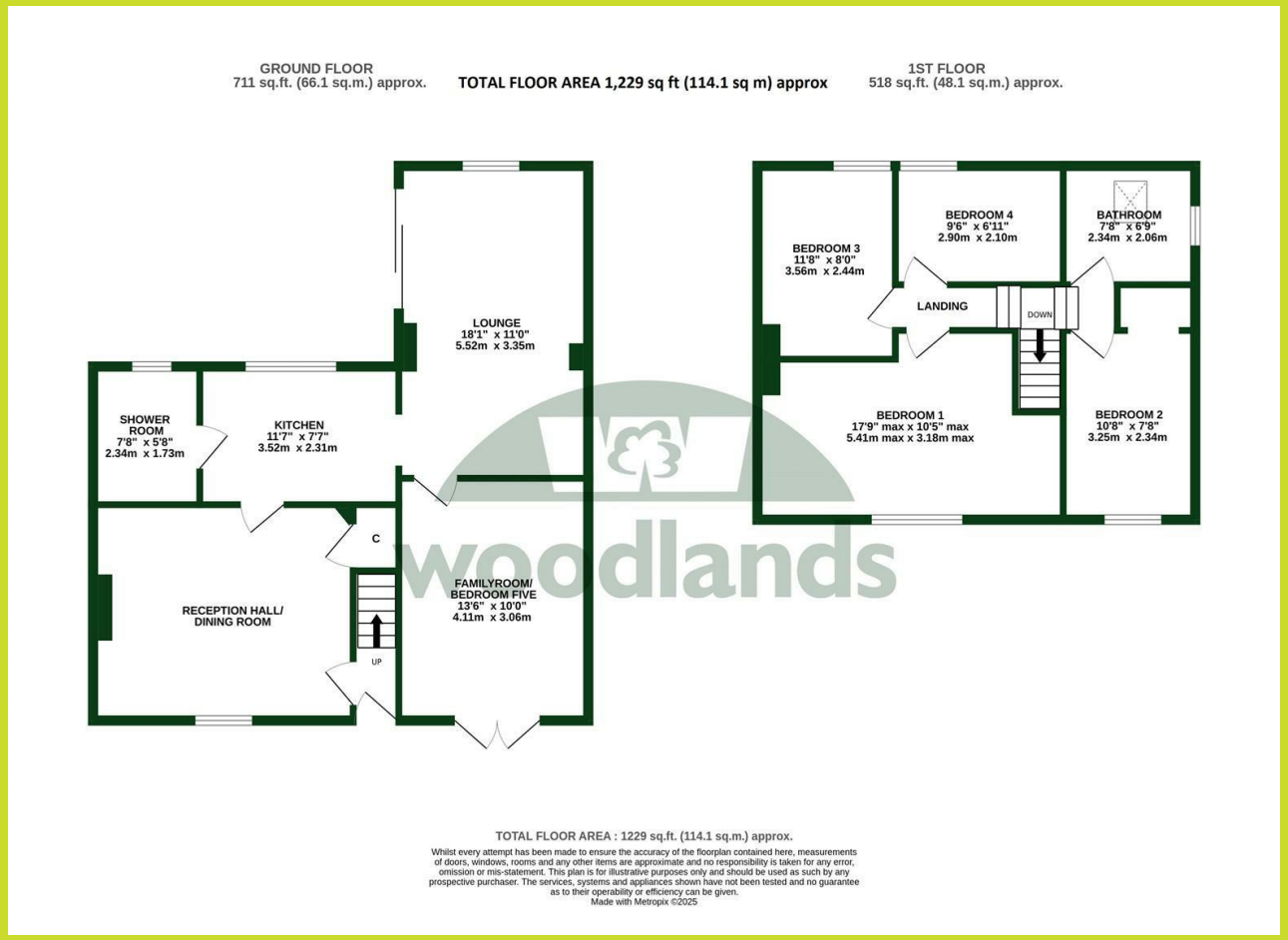
BATHROOM
7'8 x 6'9 (2.34m x 2.06m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SOUTH WEST FACING GARDEN

DRIVEWAY WITH PARKING FOR TWO CARS



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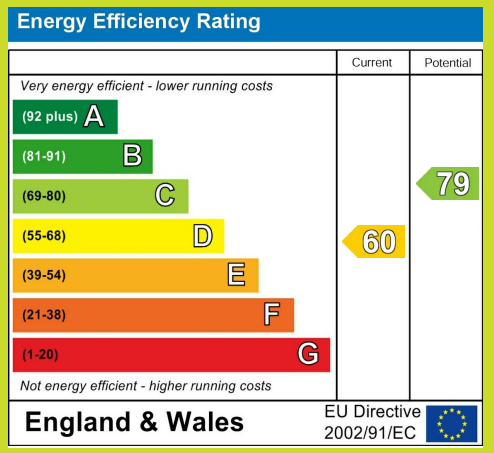

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