



**7 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EN
OFFERS IN EXCESS OF £400,000
FREEHOLD**

***** TWO BEDROOM, END OF TERRACE HOUSE WITH A DRIVEWAY AND 75FT SOUTH FACING GARDEN *****

Located only a mile to the north of Redhill town centre, with excellent school and green spaces within a short walk.

Through the front door there is an entrance hall with stairs to the first floor. You have a good size living room, with a built in storage cupboard and a double glazed window to the front. At the rear there is a kitchen/dining room, that has direct access to the garden and a storage cupboard under the stairs. On the first floor there is a landing with a window to the side and loft access. To the front is a large double bedroom, with extensive fitted wardrobe space. At the rear you have a double bedroom and a spacious shower room.

Outside there is a driveway to the front, offering plenty of space for two cars to park. A side access leads through to a 75ft, south facing garden, that has a patio area, a flat lawned area and a brick store.

Just across the street there is a large green space, with a children's playground up at the far end. St Bedes School, a highly popular secondary school, is in the next road over and the Royal Alexandra and Albert School is at the top of Colesmead Road.

There are a number of transport links available, with the 405 bus stopping at the end of the road, which connects to Redhill and Croydon town centres.

Redhill town centre itself can be found just under a mile to the south, and offers a wide range of shops, a weekly local market, modern multi screen cinema complex, and direct trains to central London, Gatwick, Reading and Tonbridge, with the addition of services to the south coast.

- END TERRACE
- LOUNGE
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- COUNCIL TAX BAND: C
- SCOPE TO EXTEND
- KITCHEN/DINING ROOM
- UPSTAIRS SHOWER ROOM
- SOUTH FACING GARDEN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

4'1 x 3'8 (1.24m x 1.12m)

LOUNGE

14'3 x 12'5 (4.34m x 3.78m)

KITCHEN/DINING ROOM

17'7 x 7'9 (5.36m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'8 x 10'4(max) (4.47m x 3.15m(max))

BEDROOM TWO

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

SHOWER ROOM

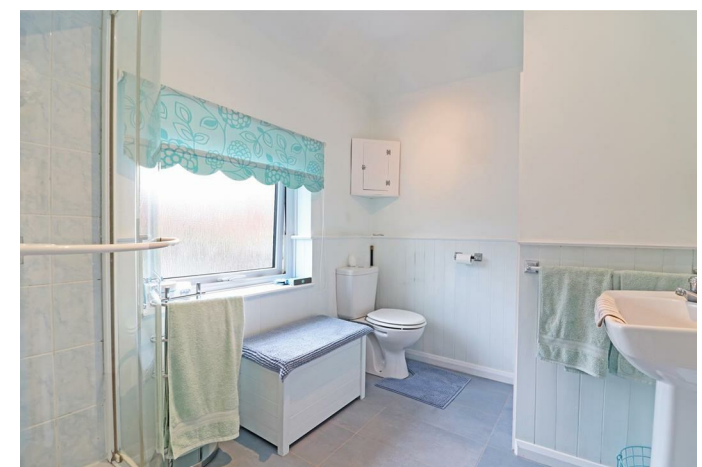
9'4 x 7'0 (2.84m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

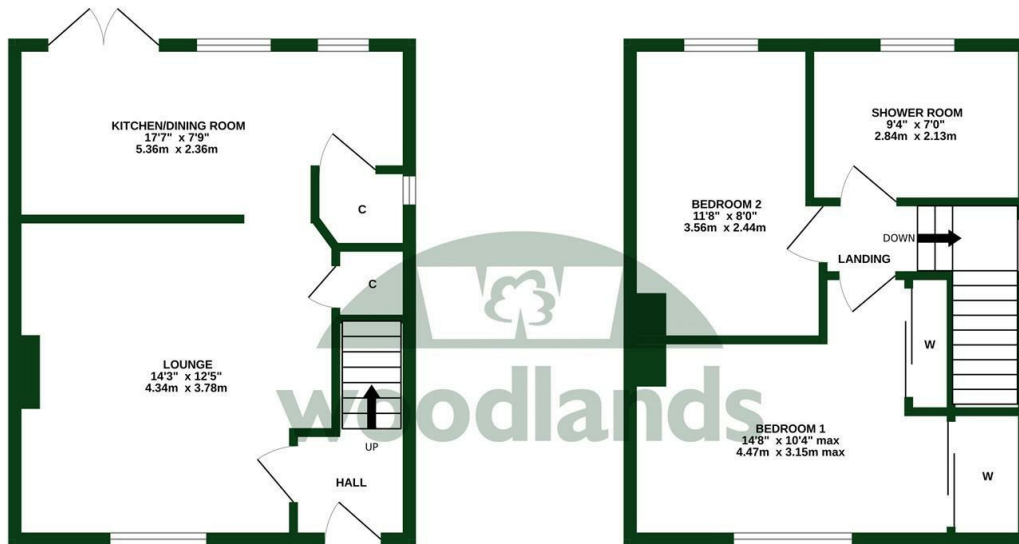
75FT SOUTH FACING GARDEN

DRIVEWAY WITH PARKING FOR TWO CARS



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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