145A
woodlands

145A FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ
£425,000
FREEHOLD

*** THREE BEDROOM END OF TERRACE HOUSE, WITH PARKING AND A GARAGE ***
*** FULL REFURBISHMENT REQUIRED ***

Located to the north of Redhill town, and within easy reach of popular schools and local shops, this 1980's built end terrace house would make an excellent project.

To the front there is parking for two cars, as well as a good size integral garage. Through the front door you have an entrance hall with stairs to the first floor. There is an L-shaped lounge/dining room, with a built in storage cupboard, sliding doors to the rear garden and a doorway to a separate kitchen. Upstairs you have a generous landing area, with loft access and a built in airing cupboard. There is a family bathroom, then three good size bedrooms, the largest of which benefitting from fitted wardrobes.

There is a side access way which leads to the foot of the rear garden, where there are steps up to ground level. The garden is west facing, and has both a patio and lawn area.

Nearby there are a couple of handy local shops for those daily essentials, with the added benefit of a Tesco express around the corner within the Watercolour development. In addition, Lime Tree school is only a short walk from the house, and you are within a mile of Redhill train station, which offers direct service to central London.

- **NO CHAIN**
- **LOUNGE/DINING ROOM**
- **THREE BEDROOMS**
- **GARAGE**
- **COUNCIL TAX BAND: D**
- **REFURBISHMENT REQUIRED**
- **KITCHEN**
- **WEST FACING GARDEN**
- **DRIVEWAY**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL
7'7 x 6'6 (2.31m x 1.98m)

LOUNGE/DINING ROOM
22'4 x 16'5(max) (6.81m x 5.00m(max))

KITCHEN
9'3 x 7'7 (2.82m x 2.31m)

FIRST FLOOR

LANDING
10'10 x 5'9 (3.30m x 1.75m)

BEDROOM ONE
13'1 x 9'5 (3.99m x 2.87m)

BEDROOM TWO
12'2 x 8'4 (3.71m x 2.54m)

BEDROOM THREE
12'2 x 7'8 (3.71m x 2.34m)

BATHROOM
5'11 x 5'2 (1.80m x 1.57m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

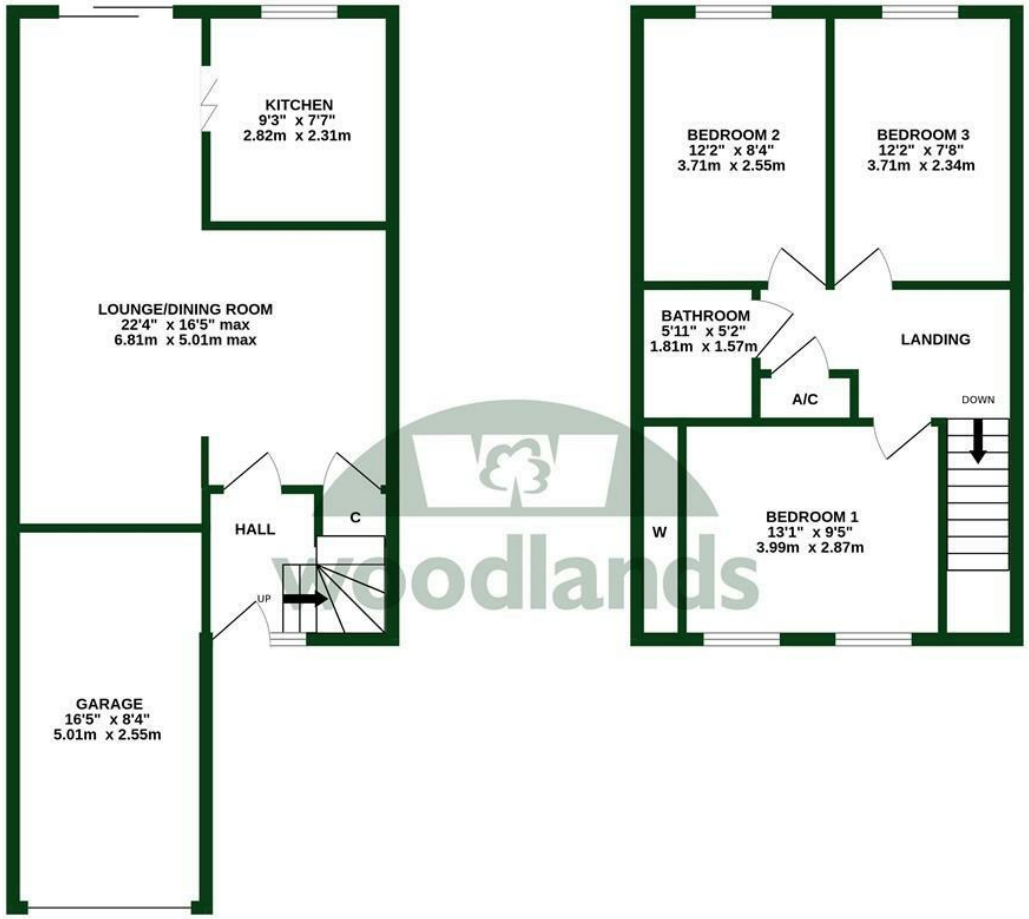
REAR GARDEN

GARAGE
16'5 x 8'5 (5.00m x 2.57m)

OFF ROAD PARKING FOR TWO CARS

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq ft (91.9 sq m) approx.

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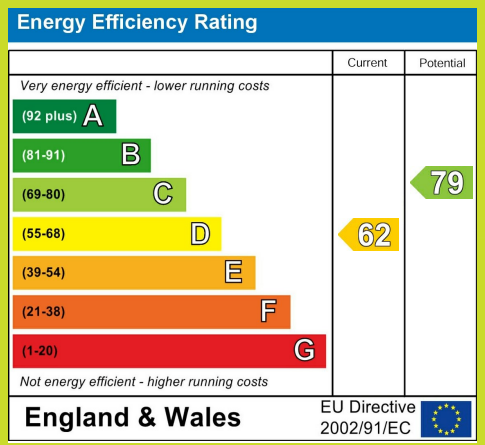

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