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45 PARK VIEW ROAD, REDHILL, SURREY, RH1 5DW
£400,000
FREEHOLD

*** NO CHAIN ***
*** TERRACED HOUSE IN A CUL DE SAC LOCATION WITH WONDERFUL VIEWS, PARKING AND A GARAGE ***

This late 1960's built home is in a quiet spot, just a short walk from local shops and Salfords mainline train station.

Through the front door there is an entrance hall with a downstairs WC. You have a good size kitchen which looks out to the front, then at the rear there is a lounge/dining room, with storage under the stairs and a sliding doors to the rear garden. On the first floor there is a generous principal bedroom with built in wardrobes, then you have a family bathroom and two further bedrooms which both offer excellent westerly views over fields.

Outside there is off road parking and a lawn garden to the front, in addition to an attached garage with an up and over door to the front as well as a pedestrian access door. To the rear there is a low maintenance patio garden, which has a westerly aspect and measures around 40ft. You have the additional benefit of a rear gate that opens onto a beautifully maintained shared garden area.

There are a range of local shops on the Brighton Road, which is only 120 yards away and accessible via a very handy footpath. In addition, there are bus route to either Redhill or Horley town centres, and you are only a third of a mile from Salfords train station, which offers direct trains to central London and Gatwick airport.

- **CUL DE SAC**
- **LOUNGE/DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **THREE BEDROOMS**
- **KITCHEN**
- **PARKING AND GARAGE**
- **STATION NEARBY**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL
13'6 (max) x 5'11 (max) (4.11m (max) x 1.80m (max))

CLOAKROOM
5'10 x 2'6 (1.78m x 0.76m)

LOUNGE/DINING ROOM
17'10 x 15'3 (5.44m x 4.65m)

KITCHEN
11'8 x 8'11 (3.56m x 2.72m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'3 x 9'1 (4.65m x 2.77m)

BEDROOM TWO
13'7 x 8'5 (4.14m x 2.57m)

BEDROOM THREE
10'5 x 6'6 (max) (3.18m x 1.98m (max))

BATHROOM
8'5 x 4'8 (2.57m x 1.42m)

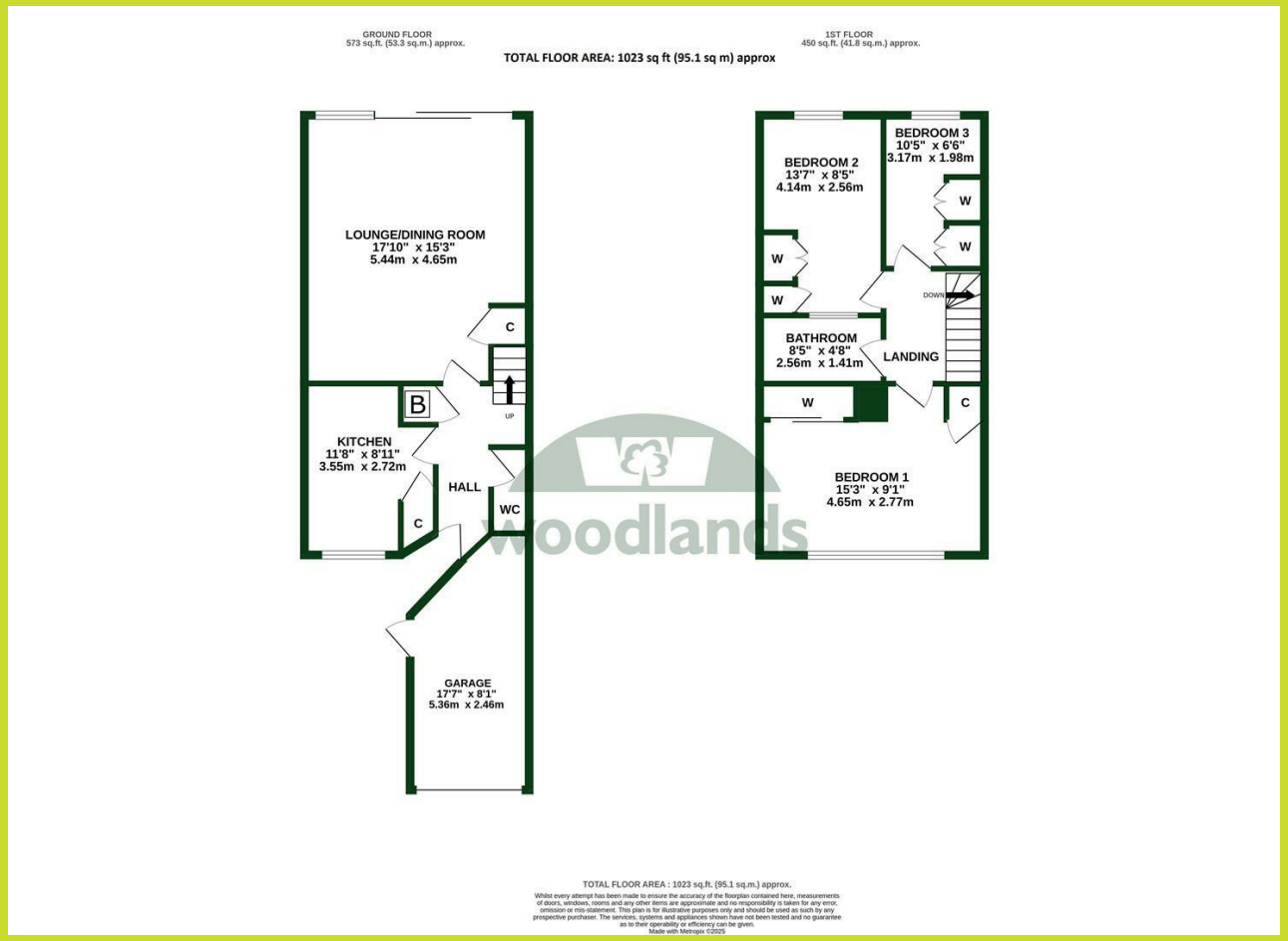
GAS WARM AIR HEATING

DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

GARAGE
17'7 x 8'1 (5.36m x 2.46m)

OFF ROAD PARKING FOR ONE CAR



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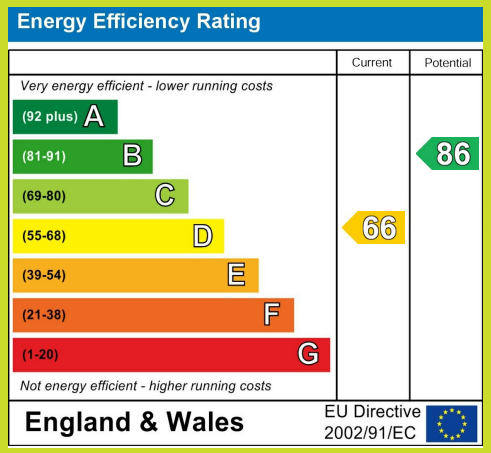

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