woodlands

14 TYLEHURST DRIVE, REDHILL, SURREY, RH1 6EL
£475,000
FREEHOLD

*** MODERN TOWNHOUSE OFFERING EVERYTHING THE GROWING FAMILY NEEDS ***

Located on the fringe of Earlswood, this three double bedroom house is easily accessible to Redhill town centre and train station, whilst also benefiting from the local amenities that Earlswood has to offer, including Holborn's general store, local pubs, chip shop, curry house and post office as well as Earlswood station itself.

The development on which the property is located has playground areas and an outside gym workout space, as well as plenty of visitor parking.

The townhouse layout makes for well size accommodation over three floors, the entrance hall leads to the modern fitted kitchen with plenty of storage and countertop space. To the far end of the hallway is the downstairs cloakroom, and at the rear of the house is the L-shaped lounge/diner with double doors out to the garden. The garden itself is approximately 30ft and has a patio which leads to a lawn area which is fully fenced and has a rear access gate.

The first floor has two double bedrooms and a family bathroom, the spacious landing winds up through the house with the airing cupboard on the first floor and the front window which provides natural light to the middle of the house. The top floor has the 16ft main bedroom with a recessed area that could be ideal for use as a dressing space, there is also an ensuite shower room.

The house is available with no onward chain, is presented in good condition throughout, has gas central heating and double glazed windows. Outside to the front of the property is a parking area with an allocated space. Viewing is recommended, call now for more information!

- **MODERN TOWNHOUSE**
- **15FT LOUNGE/DINER**
- **THREE DOUBLE BEDROOMS**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: E**

- **NO CHAIN**
- **30FT GARDEN**
- **ENSUITE SHOWER ROOM**
- **CLOSE TO TOWN AND STATION**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
15'6 x 6'5 (4.72m x 1.96m)

KITCHEN
9'10 x 8'3 (3.00m x 2.51m)

LOUNGE/DINER
15'7 (max) x 15'2 (max) (4.75m (max) x 4.62m (max))

DOWNSTAIRS WC
5'9 x 2'8 (1.75m x 0.81m)

FIRST FLOOR

LANDING
16'11 x 6'5 (5.16m x 1.96m)

BEDROOM TWO
15'3 x 8'6 (4.65m x 2.59m)

BEDROOM THREE
9'9 x 8'4 (2.97m x 2.54m)

BATHROOM
7'0 (max) x 8'3 (max) (2.13m (max) x 2.51m (max))

SECOND FLOOR

BEDROOM ONE
16'11 (max) x 11'8 (5.16m (max) x 3.56m)

ENSUITE SHOWER ROOM
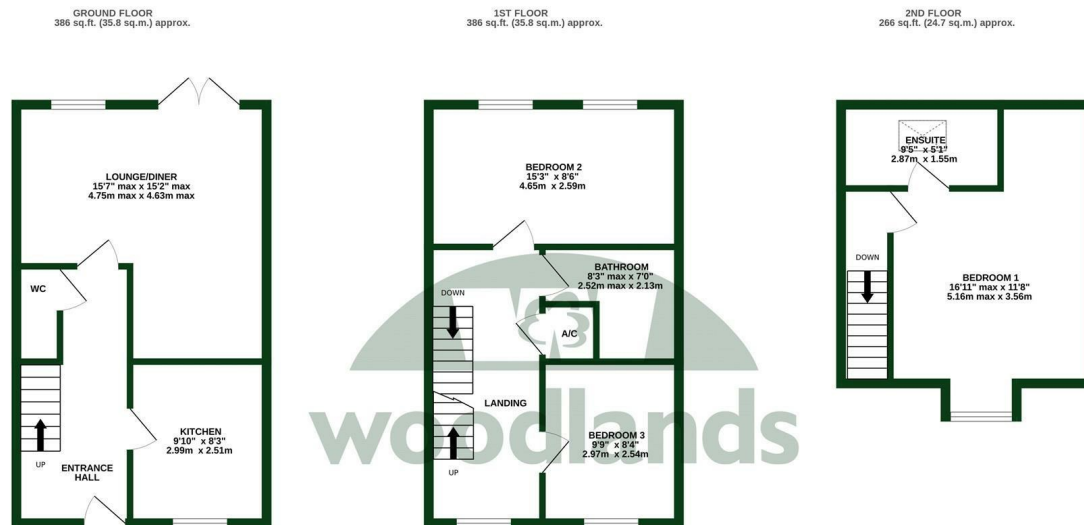9'5 x 5'1 (2.87m x 1.55m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

30FT REAR GARDEN

ESTATE CHARGE: £296.41 PER ANNUM (2025)

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

LOUNGE/DINER
15'7" max x 15'2" max
4.75m max x 4.63m max

WC

KITCHEN
9'10" x 8'3"
2.99m x 2.51m

ENTRANCE
HALL

UP

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.

BEDROOM 2
15'3" x 8'6"
4.65m x 2.59m

BATHROOM
8'3" max x 7'0"
2.52m max x 2.13m

DOWN

A/C

LANDING

BEDROOM 3
9'9" x 8'4"
2.97m x 2.54m

UP

2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

ENSUITE
9'5" x 5'1"
2.87m x 1.55m

DOWN

BEDROOM 1
16'11" max x 11'8"
5.16m max x 3.56m

DOWN

Total Floor Area: 1037 sq.ft (96.3 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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

To view this property please call 01737 771777

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