



woodlands

50 ABINGER DRIVE, REDHILL, SURREY, RH1 6SY

£400,000

FREEHOLD

*** TWO BEDROOM MODERN HOME IN A SOUGHT AFTER LOCATION WITH TWO BATHROOMS, OFF ROAD PARKING FOR TWO AND A PLEASANT REAR GARDEN ***

Situated in the popular area of St Johns on the edge of Earlswood common, this two bedroom modern house is within easy access of great schools as well as being within a short walk of Earlswood train station.

Through the front door there is an entrance hall with stairs to the first floor, there is a good size living room with a double glazed window to the front and a large storage cupboard. At the rear is a kitchen/dining room which overlooks and has access to the well maintained east facing garden. On the first floor you have a landing with loft access and a built in airing cupboard. To the front there is the principal bedroom which has fitted wardrobes and an ensuite shower room with a recently fitted shower, there is a family bathroom and the second bedroom is to the rear and also has fitted wardrobes.

Outside you have allocated parking for two cars one in front of the house and one directly opposite, at the rear there is a 35ft garden with fenced boundaries and both patio and lawn areas.

As well as a selection of schools you have beautiful public green space on the doorstep as well as shops and mainline trains within a short walk. In addition you have access to both Redhill and Reigate town centres where there are extensive shopping and transport facilities, including direct trains to London and Gatwick.

- SOUGHT AFTER LOCATION
- LOUNGE
- ENSUITE SHOWER ROOM
- 35FT GARDEN
- COUNCIL TAX BAND: D

- TWO BEDROOMS
- KITCHEN/DINING ROOM
- BATHROOM
- PARKING FOR TWO
- EPC RATING: C



**ROOM DIMENSIONS:****ENTRANCE HALL****LOUNGE**

17'2 x 11'10 (5.23m x 3.61m)

KITCHEN/DINING ROOM

14'3 x 9'5 (4.34m x 2.87m)

BEDROOM ONE

13'5 x 9'8 (4.09m x 2.95m)

ENSUITE SHOWER ROOM

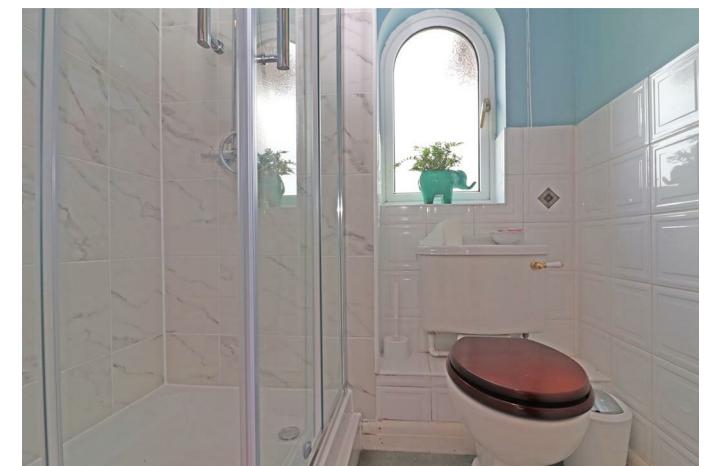
6'11 x 5'6 (2.11m x 1.68m)

BEDROOM TWO

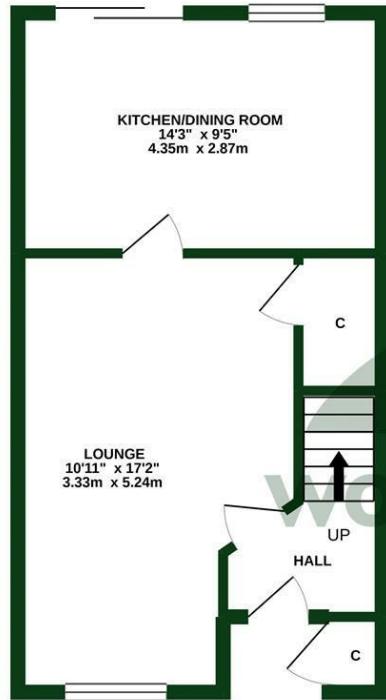
12'3 x 7'6 (3.73m x 2.29m)

BATHROOM

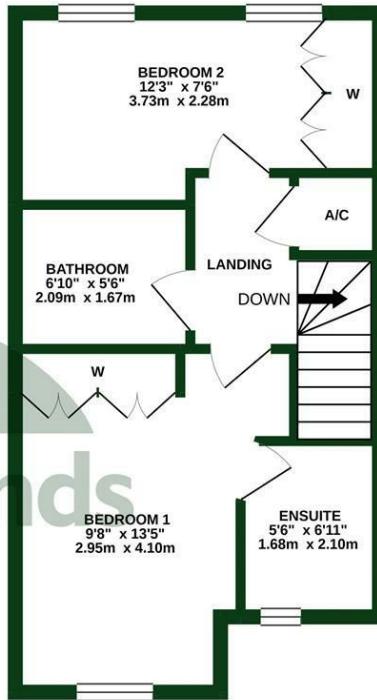
6'10 x 5'6 (2.08m x 1.68m)

GAS CENTRAL HEATING**DOUBLE GLAZED WINDOWS****REAR GARDEN****OFF ROAD PARKING FOR TWO CARS**

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of these floor plans, all measurements of doors, windows, rooms and 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	74
(69-80)	C	
(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

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